



# **TOWN OF BRISTOL, RHODE ISLAND**

## **ZONING BOARD OF REVIEW MEETING**

### **Zoning Board of Review Meeting Agenda**

**Monday, July 15, 2024 at 7:00 PM**

**Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, July 11, 2024.

**1. Pledge of Allegiance**

**2. Approval of Minutes - May 6, 2024 & June 3, 2024**

**3. Continued Petitions**

**3A. 2024-22 Amanda L. Valentino - Dimensional Variances:**

to construct a 16ft. x 24ft. accessory garage structure with less than the required front yard, less than the required right side yard, and greater than permitted lot coverage by structures. Located at **20 Beach Road**; Assessor's Plat 64, Lots 90 & 91; Zone: R-10.

**4. New Petitions**

**4A. 2024-23 Michael V. Porco - Dimensional Variances:** to

construct an 8ft. x 10ft. accessory shed structure with less than the required rear yard and less than the required right side yard. Located at **11 Meadow Lane**; Assessor's Plat 66, Lot 26; Zone: R-20.

**4B. 2024-24 Vasco Castro, III - Dimensional Variance:** to

construct a six foot high fence, portions of which would be located within the front yard from Dewolf Avenue at a height greater than permitted in a front yard on a corner lot. Located at **101 Woodlawn Avenue**; Assessor's Plat 41, Lot 144; Zone: R-10.

## **5. Adjourn**

Date Posted: June 20, 2024

Posted By: emt



**Town of Bristol, Rhode Island**  
**Zoning Board of Review**

10 Court Street  
Bristol, RI 02809  
401-253-7000  
www.bristolri.gov

File #2024-22

**PUBLIC HEARING**

Notice is hereby given by the Zoning Board of Review  
that a public hearing will be held on the following application:

**Monday, July 15, 2024**

**at 7:00 P.M.**

**Bristol Town Hall  
10 Court Street**

APPLICANT: **Amanda L. Valentino**  
PROPERTY OWNER: **Amanda L. Valentino and Maureen E. McManus**  
LOCATION: **20 Beach Road**  
PLAT: **64** LOTS: **90 & 91**  
ZONE: **Residential R-10**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 16ft. x 24ft. accessory garage structure with less than the required front yard; less than the required right side yard; and greater than permitted lot coverage by structures.

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, July 11, 2024.



## Town of Bristol, Rhode Island

### Zoning Board of Review

#### \*AMENDED\*

#### STAFF REPORT FOR:

FILE NO. **2024-22**

APPLICANT: Amanda L. Valentino

LOCATION: 20 Beach Road

PLAT: 64                      LOTS: 90 & 91                      ZONE: R-10

#### APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 16ft. x 24ft. accessory garage structure with less than the required front yard; less than the required right side yard; and greater than permitted lot coverage by structures.

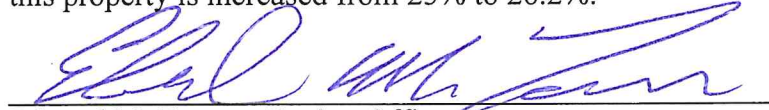
#### COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

#### FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a 16ft. x 24ft. accessory garage structure on this residential property located on the southerly side of Beach Road. This property consists of two Assessor's lots which I have determined are merged together per Section 28-221(c)(2) of the zoning ordinance into one 9,535 square foot parcel. The garage is proposed to be located at the front right (west) side of the property. The structure would be two stories high and would accommodate interior parking for one vehicle on the first floor. The second floor of the structure would consist of a 15ft. x 16ft. unfinished storage area with a 7ft. x 15ft. covered front deck. An external landing and stairway at the rear of the structure would provide access to the second floor. As proposed, the structure would be located approximately 19 feet from the front property line at Beach Road. The structure would also be located approximately 3 feet from the right side property line. The zoning ordinance requires a minimum front yard setback of 30 feet in the R-10 zoning district. In addition, the zoning ordinance requires a minimum side yard setback of 6 feet for accessory structures. These minimum setback dimensions have been reduced slightly due to recent changes in state law for nonconforming lots and are now a function of the percentage of lot size relative to the minimum lot size requirement for the zoning district. As this lot contains 95.35% of the minimum lot area for the R-10 zone, its minimum required building setbacks are reduced by that same proportion. Thus, the minimum setbacks for the proposed garage are 28.6 feet in the front yard and 5.7 feet on the side.

This application was continued from the June 3, 2024 meeting in order for it to be re-advertised and for new abutter notices to be sent as it was determined that an additional dimensional variance was required for lot coverage by structures. Please note that the survey plan that was submitted with this application identifies an existing lot coverage by structures of 26.85%. The proposed garage would add an additional 384 square feet of lot coverage, for a total proposed lot coverage of 30.83%. As this is a nonconforming lot, with 9,535 square feet of lot area in the R-10 zone, the maximum lot coverage by structures is calculated as inversely proportional to the minimum lot area requirement for the zoning district. In this case, the lot is 95.35% of the required 10,000 square feet, so the maximum lot coverage by structures for this property is increased from 25% to 26.2%.

  
Edward M. Tanner, Zoning Officer

7/1/2024



June 25, 2024

2024 JUL -1 AM 8:22

Re: 20 Beach Road Bristol, RI 02809 Variance  
Request

Town of Bristol Zoning Board,

We are in full support of the application for variances that our neighbors Amanda Valentino and Maureen McManus are requesting at the July 15, 2024 Board Meeting. Our home is a few houses from 20 Beach Road. This garage proposal would in no way bother us. This garage would be a huge help to them for storage for them and specifically for their young son, Callum, as he grows up over the years to come. Additionally, the structure itself would fit in perfectly with the current fabric of the neighborhood as it is tastefully designed in the architectural drawings that we have viewed.

Please let us know if you have any questions at all for us.

Regards,

Rich & Jane Pimenta  
12 Peck Ave.  
Bristol, RI 02809

A handwritten signature in black ink, appearing to read "Jane Pimenta", with a stylized flourish underneath.

**Ed Tanner**

---

**From:** Michel Myette [mailto:antonius5357@gmail.com]  
**Sent:** Wednesday, June 26, 2024 1:46 PM  
**To:** Ed Tanner  
**Subject:** File #2024-22

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

From: Michel Myette  
16 Beach Rd.  
Bristol,RI 02809

Dear Mr. Tanner,

My wife and I are concerned about the Dimensional Variances for lots 90&91 Plat 64 on 20 Beach rd. We think the structure is way too large and too close to our house!! We plan on being at the meeting Monday, July 15th 2024 at 7pm. What recourse do we have if it gets approved? Can we still dispute the structure? My other question are they looking to make the structure a second floor apartment? Having two families in a small area could be another issue regarding privacy, noise, etc.

We also have a serious mold problem on that side of the house from their trees and fence!! I think the structure would make the mold worse without any sun !!!

Sincerely Yours,  
Mich and Donna Myette

TOWN OF CHISTO  
COMMUNITY DEV.

Addendum to Variance Request:

2024 JUL -3 AM 9: 03

June 2, 2024

To Whom it May Concern:

Our plan is that if we are approved to build the requested garage on our property for much needed storage space, we will be planning to eventually take down the treehouse/storage structure and likely all or part of the shed structure on the property.

Thank you again for your time and consideration.

Regards,

/s/ Amanda L. Valentino

/s/ Maureen E. McManus





# 20 Beach Road

Bristol, RI

1 inch = 71 Feet



www.cai-tech.com

May 21, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





**Town of Bristol, Rhode Island**  
**Department of Community Development**  
**Zoning Board of Review**

TOWN OF BRISTOL  
 COMMUNITY DEV.  
 2024 MAY 10 PM 1:48

## APPLICATION

File No: **2024-22**  
 Accepted by ZEO: **EMT 5/10/2024**

|                        |                                  |                                     |            |
|------------------------|----------------------------------|-------------------------------------|------------|
| <b>APPLICANT:</b>      | Name: <u>Amanda L. Valentino</u> |                                     |            |
|                        | Address: <u>20 Beach Road</u>    |                                     |            |
|                        | City: <u>Bristol, RI 02809</u>   | State: _____                        | Zip: _____ |
|                        | Phone #: <u>203-804-5021</u>     | Email: <u>avalentino7@gmail.com</u> |            |
| <b>PROPERTY OWNER:</b> | Name: <u>Amanda L. Valentino</u> |                                     |            |
|                        | Address: <u>20 Beach Road</u>    |                                     |            |
|                        | City: <u>Bristol, RI 02809</u>   | State: _____                        | Zip: _____ |
|                        | Phone #: <u>203-804-5021</u>     | Email: <u>avalentino7@gmail.com</u> |            |

1. Location of subject property: 20 Beach Road Bristol, RI 02809

Assessor's Plat(s) #: 64 Lot(s) #: 90891

2. Zoning district in which property is located: Residential R-10

3. Zoning Approval(s) required (check all that apply):

☒ Dimensional Variance(s)      ☐ Special Use Permit      ☐ Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?

Dimensional Variance Section(s): ☒ \_\_\_\_\_

Special Use Permit Section(s): \_\_\_\_\_

Use Variance Section(s): \_\_\_\_\_

5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property? October 2015

7. Present use of property: Residence

8. Is there a building on the property at present? Yes

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): Residential Home: 1677 sq. feet

10. Proposed use of property: One car garage for storage purposes. Storage of items for our family including our 9 month old son and for future necessary storage etc for him and his toys, bikes, etc.

11. Give extent of proposed alterations: Building a one car garage for storage purposes where it would meet the already existing driveway.
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 16' x 24' Garage
13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:
- |   |                                 |  |
|---|---------------------------------|--|
| Front lot line(s):  | Required Setback: <u>30 ft.</u> | Proposed Setback: <u>19 ft. 2 inches</u> |
| Left side lot line:   | Required Setback: _____         | Proposed Setback: _____                  |
| Right side lot line:  | Required Setback: <u>6 ft.</u>  | Proposed Setback: <u>3 ft.</u>           |
| Rear lot line:  | Required Setback: _____         | Proposed Setback: _____                  |
| Building height:  | Required: _____                 | Proposed: _____                          |
| Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.): |                                 |  |
| Required: _____   | Proposed: _____                 |  |
13. Number of families before/after proposed alterations: 2 Before 0 After
14. Have you submitted plans for the above alterations to the Building Official? No  
 If yes, has he refused a permit? \_\_\_\_\_  
 If refused, on what grounds? \_\_\_\_\_
15. Are there any easements on your property? No (If yes, their location must be shown on site plan)
16. Which public utilities service the property? Water: BCHA Sewer: BCHA
17. Is the property located in the Bristol Historic District or is it an individually listed property? No
18. Is the property located in a flood zone? No If yes, which one?: \_\_\_\_\_

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature:  Date: 5/3/24

Print Name: Amanda L. Valentino

Property Owner's Signature:  Date: 5/3/24

Print Name: Amanda L. Valentino

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: Amanda L. Valentino Phone #: 203-804-5821

Address: 20 Beach Rd. Bristol, RI 02809

#5:

We are respectfully requesting a dimensional variance to provide storage for our growing family, specifically for our son who was born in the summer of 2023. We would like to build a one car garage, with a second floor for storage in hopes that we can keep our son's, and any potential future children's, personal belongings safe and out of the elements. This would be a huge benefit to our family, as we do not currently have a basement or an attic, so we are lacking in suitable dry storage space.

The granting of the requested variance will comply with Section 28-409 of the Zoning Ordinance and will not alter the general characteristics of the surrounding area. We are requesting the variance with the proposed setbacks due to an already existing structure on the property (above ground pool) as well as being mindful of neighbors and also the water view from the home.

We respectfully request this variance to be granted, as we would love to be able to provide our child with adequate and dry storage space for his clothing, toys, a safe play area, and easy access to bicycles and any other outdoor activities he might like to partake in (as we are so very lucky to be on the East Bay Bike Path and Narragansett Bay). Covered parking for our family vehicle will also provide additional years of usage by removing salt water deterioration and also provide for shelter for our son when we are loading him in and out of the vehicle during inclement weather.

Thank you for your consideration.



# REFERENCES:

TOWN OF BRISTOL, CLERK'S OFFICE  
 PLAT BOOK A, PAGE 110 PLAT BOOK A, PAGE 112  
 "BEACH TERRACE" "REPLAT OF BEACH TERRACE"  
 PLAT BOOK B, PAGE 6  
 DEED BOOK 1821, PAGE 210

## R-10 ZONING REQUIREMENTS:(Single Family)

|                     |                       |
|---------------------|-----------------------|
| AREA                | 10,000 S.F. MIN.      |
| FRONTAGE            | 80' MIN.              |
| FRONT SETBACK       | 30' MIN.              |
| REAR SETBACK        | 30' MIN.              |
| SIDE SETBACK        | 15' MIN.              |
| BLDG. HEIGHT        | 35' MAX.              |
| LOT COVERAGE        | 25% MAX.              |
| ACCESSORY STRUCTURE | 6' MIN. (SIDE & REAR) |

### EXISTING LOT COVERAGE:

|                                |            |
|--------------------------------|------------|
| TOTAL LOT AREA = 9,677 S.F.    |            |
| EXISTING DWELLING              | 1,377 S.F. |
| EXISTING DECK                  | 342 S.F.   |
| EXISTING SHED 1                | 49 S.F.    |
| EXISTING SHED 2                | 451 S.F.   |
| EXISTING POOL                  | 380 S.F.   |
| TOTAL AREA                     | 2,599 S.F. |
| 2,599 S.F./9,677 S.F. = 26.85% |            |

### FEMA INFO:

ALL LOTS ARE LOCATED WITHIN A DESIGNATION  
 "X" (AREAS OF MINIMAL FLOODING) ZONE  
 PER F.I.R.M. 44007C0010H, 7/07/2014.

### CERTIFICATION:

This Survey has been conducted and the Plan prepared  
 pursuant to Section 9 of the Rules and Regulations  
 adopted by the Rhode Island Board of Registration  
 for Professional Land Surveyors.

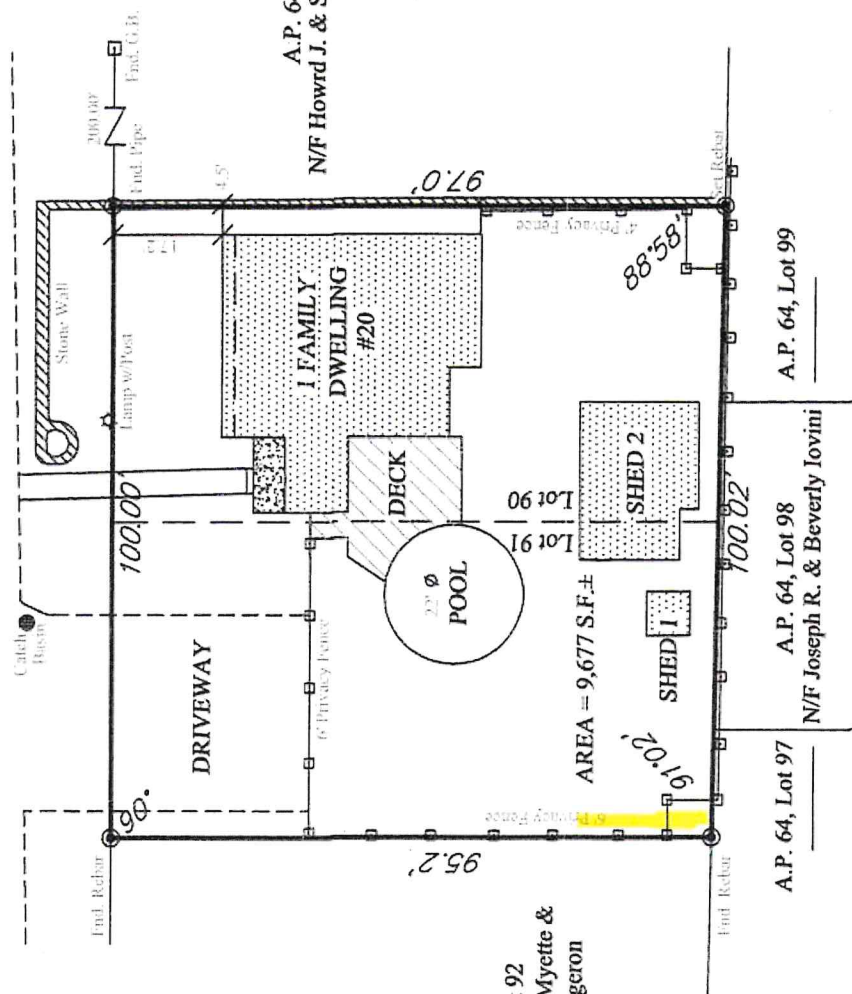
LIMITED CONTENT BOUNDARY SURVEY & SITE FEATURES - CLASS I

The Purpose and the Conduct of the Survey and for the  
 Preparation of the Plan is as Follows:

To Demonstrate the Location and Dimensions of Existing Site  
 Features, Dwelling and Perimeter Property Lines at  
 20 Beach Rd., Town of Bristol, A. P. 64, Lots 90 & 91.

By: Walter P. Skorupski Date: 6/25/2021  
 Walter P. Skorupski  
 Registered Professional Land Surveyor  
 LS A37B-COA

## BEACH RD.



A.P. 64, Lot 89  
 N/F Howrd J. & Susan Rotblat-Walker

A.P. 64, Lot 92  
 N/F Michael F. Myette &  
 Donna I. Bergeron

A.P. 64, Lot 98

N/F Joseph R. & Beverly Iovini

A.P. 64, Lot 97

Owners:  
 Amanda Leigh Valentino &  
 Maureen Elizabeth McManus

20 Beach Road  
 Bristol, R.I. 02809

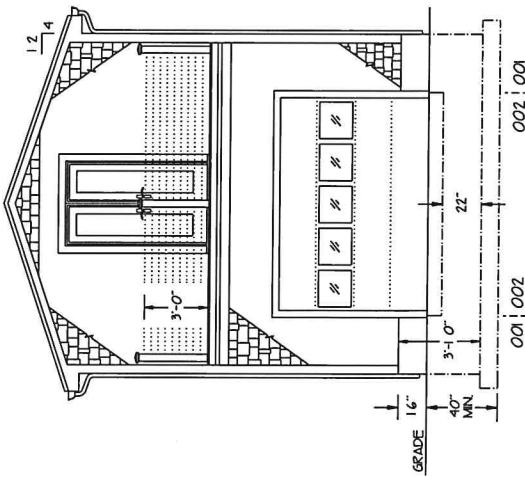
June, 2021

## SURVEY & EXISTING SITE PLAN

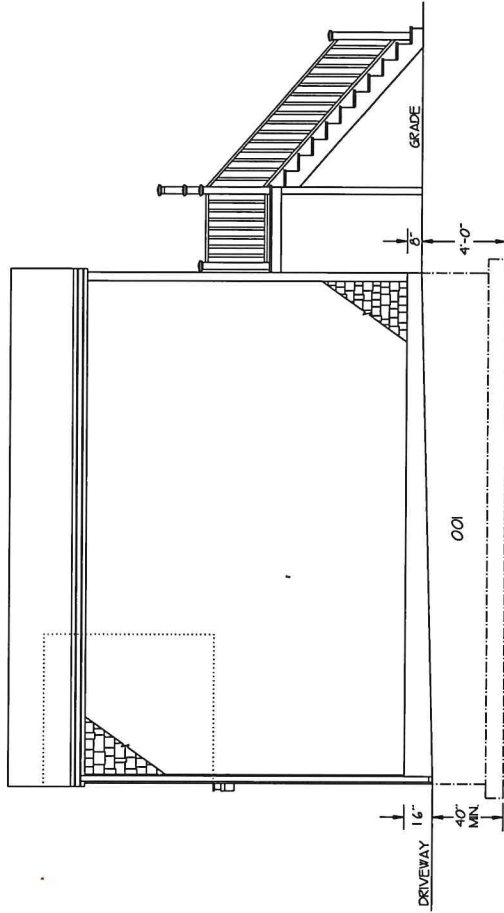
TOWN OF BRISTOL  
 20 BEACH ROAD  
 ASSESSOR'S PLAT 64  
 LOTS 90 & 91



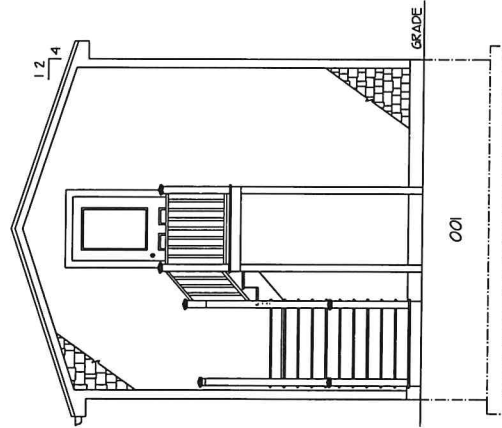




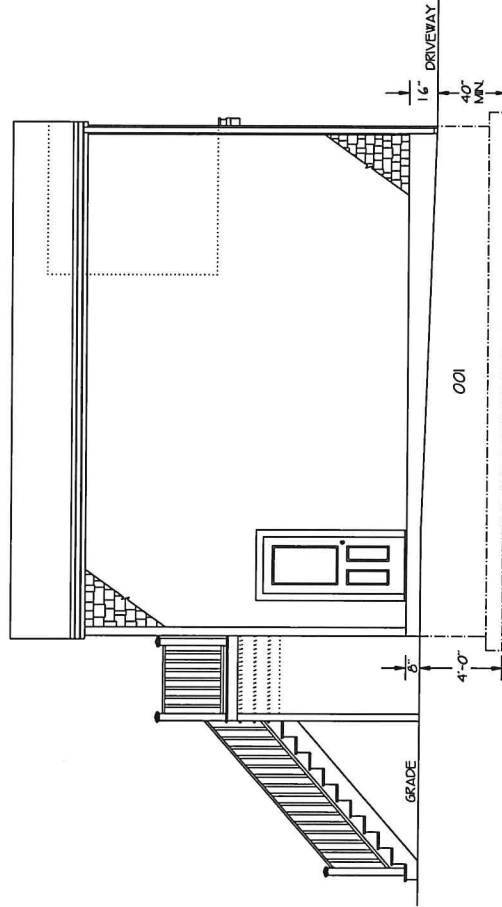
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

KEY NOTES:

- 001 5" WIDE x 3'-1 0" HIGH CONCRETE FOUNDATION WALL.
- 002 DROP FOUNDATION FOR GARAGE DOOR FINISH 5" WIDE x 22" HIGH CONCRETE FOUNDATION WALL. CAPED W/ 6" CONCRETE GARAGE SLAB.

TYPICAL EXTERIOR SPECIFICATIONS:  
ARCHITECTURAL ROOF SHINGLES, RIDGE  
VENT, SHAKE SINGLES, 1" x 5" CORNER  
BOARDS, 6" RAFTERS, 1" x 6" SOFFIT  
BOARDS, 1" x 6" SOFFIT VENTS, 1" x 2"  
ON 1" x 6" RAKE BOARDS & 1" x 4" DOOR  
CASING ( ALL TRIM TO BE COMPOSITE )

PROPOSED 16' x 24' GARAGE

M'S. VALENTINO & McMANUS

ELEVATIONS

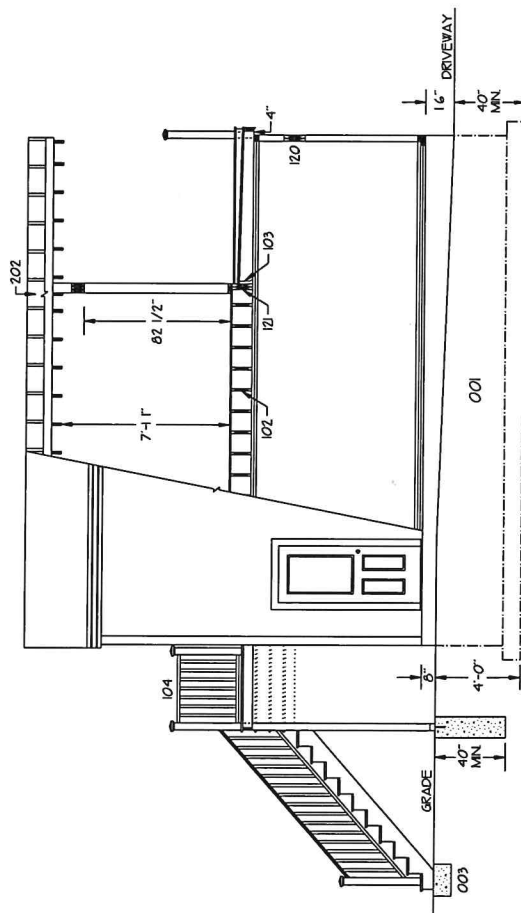
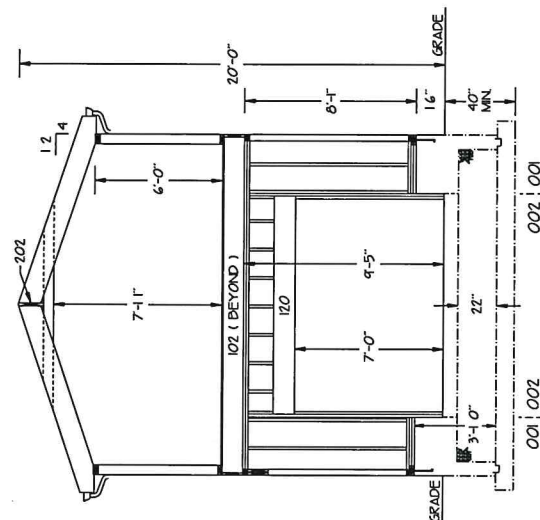
DATE: 3 - 6 - 23 SCALE: 1/4" = 1'-0" PAGE: 2 OF 3

- |     |  |
|-----|--|
| 001 | 5" WIDE, 3'-4" HIGH CONCRETE FOUNDATION WALL.  |
| 002 | DECK FOUNDATION FOR GARAGE DOOR CONCRETE WAS 2'-4" HIGH CONCRETE FOUNDATION WALL, CAPED W/ 8" CONCRETE GARAGE SLAB.    |
| 003 | INSTALL 17D, 1" DIA., 4'-0" CONCRETE FOOTING AT BASE OF STAIRS, REINFORCE 3/4" LEVEL LANDING AREA AT BASE OF STAIRCASE |
| 002 | DIRECTION OF 2'-1" 2'-0" 12" 2'-0" FLOOR JOISTS (ABOVE)  |
| 003 | DIRECTION OF 2'-1" 8" 1'-0" 2'-0" FLOOR JOISTS (ABOVE) 1" HANG 2" FLOOR JOISTS TO #10 FLUSH BEAM W/ SHAPRON HANGERS.   |
| 004 | 4" HANDRAIL, 1'-0" 4'-0" P.T. WOOD LANDING, STAIRS & HANDRAILS.  |

STRUCTURAL - TO BE SIZED  
BY OTHERS

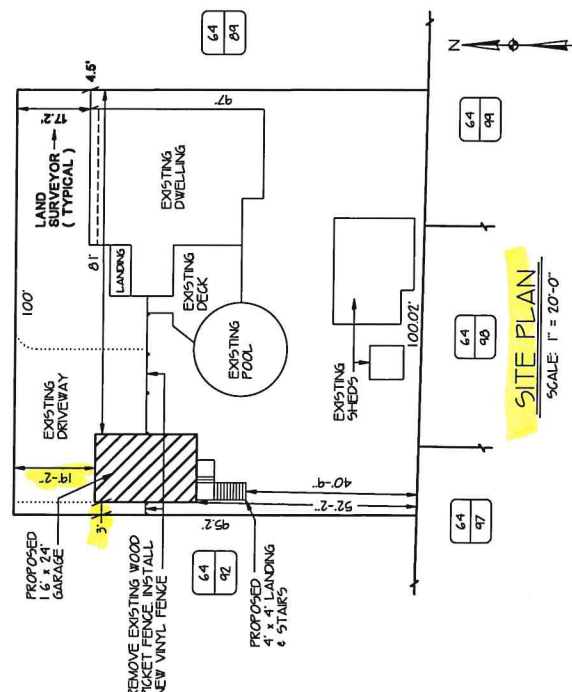
- 120 (2) - 1-3/4" x 11 7/8" LVL - (GARAGE  
HEADER ABOVE 11'0" CLEAR SPAN ).
- 121 (2) - 1-3/4" x 11 7/8" LVL - (FLUSH  
BEAM ABOVE 11'6" OVERALL LENGTH ).
- 202 (1) - 1-3/4" x 1-4" LVL - (RIDGE BEAM  
ABOVE 12'4" OVERALL LENGTH ).
- NOTE: "SOLID 2" x 4" + 6" STUDS UNDER FLUSH  
BEAM & HEADERS, (NAIL ALL STUDS  
TOGETHER ) W/ "SOLID BLOCKING TO  
FOUNDATION.

FRONT ELEVATION /  
CROSS-SECTION PLAN



LEFT ELEVATION /  
CROSS-SECTION PLAN

BEACH ROAD



SITE PLAN  
SCALE 1" = 10'-0"

SCALE: 1" = 20'-0"

TYP. INTERIOR CEILING CONSTRUCTION  
1" x 3" @ 16" O.C. FLOORING & UNFINISHED  
TYP. EXTERIOR RAFTERS & CEILING CONST.

COMPOSITE WAINSCOTING

TYPICAL GARAGE EXTERIOR WALL CONSTRUCTION  
2" x 4" @ 16" O.C. STUDS, 1/2" GDX PLY-SCORE  
SHEATHING, TYPAR VAPOR PAPER, VINYL  
SHAKE SIDING, (2) - 2" x 4" TOP PLATES,  
2" x 4" BOTTOM PLATE & (2) - 2" x 12"  
HEADERS (OR AS NOTED) (SEE APPENDIX  
"A" FOR COOF DETAILS)

TYP. 2ND FLOOR EXTERIOR WALL CONSTRUCTION  
2" x 6" @ 16" O.C. STUDS, 1/2" CDX PLYSCORE  
SHEATHING, TYPICAL VAPOR PAPER, VINYL  
SHAKE SANDING, (2) - 2" x 6" TOP PLATES,  
2" x 6" BOTTOM PLATE @ (3) - 2" x 6"  
HEADERS (SEE APPENDIX "AA" FOR CODE  
DETAILS)

TYPICAL ( ALL ) INTERIOR WALLS CONSTRUCTION UNFINISHED

TYPICAL FLOOR CONSTRUCTION  
2" x 12" @ 12" O.C. FLOOR JOISTS @ 3/4" T+G  
"ADVANTECH" OSB SHEATHING SUB-FLOORING  
(GLUED + NAILED)

TYPICAL EXTERIOR STAIR CONSTRUCTION  
2" x 12" STRINGERS, 1 4 RISERS @ 7.67", 10"  
THREADS & HANDRAIL AS PER BUILDING CODE

**TYPICAL ROOF RAFTER CONSTRUCTION**

1. 13' x 4" L20S PER PLAN  
ROOF VENT 2' x 2' @ 6' O.C.  
W/ SIMPSON H-6.5 HURRICANE TIE (EACH)  
RAFTER 12' x 8" @ 16" O.C.  
ADVENTANT 2x8 DOG ROLF  
ALONG THE ROOF WALK FIELD DANGER  
SHOULD BE KEPT CLEAR OF ROOF  
FINISHED (SEE APPENDIX "AA" FOR  
CODE DETAILS)

**TYPICAL SOFFIT CONSTRUCTION**

1. 5' x 8' FASCOBLOK SOFFIT BOARD,  
SOFFIT VENTS & 4" x 4" ALUMINUM GUTTERS  
DOWNSPOUTS (ALL TRIM TO BE COMPATIBLE)

TYPICAL RUBBER DECK CONSTRUCTION

ALL PRESS-ARE TREATED LUMBER - 2" x 6"  
LEADER WITH FLASHING, FASTEN W/ (3) - 6"  
4" STAGGERED IN EACH DAY EXTERIOR GRADE  
DECK JOIST HANDBARS, 6" INTO EXTERIOR GRADE,  
2" x 6" 0.6. ROOF / DECK JOISTS,  
3/4" x 1 1/2" HIG. HURRICANE TIE (EACH JOIST),  
EXTERIOR BRIDGE JOISTING & FLASHING AS NEEDED  
PRESS-ARE, 2" x 6" ROOF JOIST, 6" DECKING,  
4" x 4" POSTS, 10' RUST ZAP, 6" RAILING,  
FASTENERS ( 3/4" MIN. RAIL HEIGHT x 4"  
MAX. SPACING )

TYPICAL RUBBER DECK SOFFIT CONSTRUCTION  
1" x 8" FASCIA BOARD, 1" x 4" SOFFIT W/  
VENTS (ALL TERM TO BE COMPOSITE)

TYPICAL FOUNDATION CONSTRUCTION  
1'0" x 24" CONTINUOUS CONCRETE FOOTING,  
2' x 4' KEYWAY, 8" CONCRETE FOUNDATION  
WALL (2500 P.S.I.), 1/2" Ø ANCHOR BOLTS @  
4'-0" O.C. + 2" MAX. FROM CORNERS, SILL  
INSULATION, 2' x 6" P.T. SILL PLATE &  
2' x 6" KD SILL PLATE

TYPICAL GARAGE FLOOR CONSTRUCTION  
4" CONCRETE SLAB ( 3000 PSI ) - PITCH  
TOWARDS GARAGE DOOR AS NEEDED, VAPOR  
BARRIER, 0" GRAVEL & 6" x 6" WIRE MESH

**TYPICAL STAIR CONSTRUCTION**

ALL PRESURE TREATED LUMBER - 2" x 6"  
LEADER WITH FLASHING, FASTEN W/ (3) -  
4" STAGGERED IN EACH DAY EXTERIOR GRADE  
PLATE. ALL JOISTS SCREW INTO RM BOARD. SILL  
PLATE 2x8 OR 2x10. ALL JOISTS TO BE 12' ON  
C/C. DECK JOISTS 7' - 2" STRIKERS.  
4" x 4" POSTS, POST ANCHOR DASES, (ALL  
FASTENERS TO BE GALVANIZED) & ALL  
CONG THURS TO BE 12' x 4" FILLED W/  
GRANULAR FILL. ALL JOISTS TO BE 12'  
ON C/C. PRESURE TREATED 2x6 OR 2x8  
TREADS, 4" x 4" POSTS, POST CAP,  
HANDRAILS & BALUSTERS, (3/4" MN RAIL  
HIGHT - 4" MAX SPACING)  
INSTALL - 1" x 16' x 4" -OTL CONCRETE  
FOOTING FOR ALL OUTRIGERS. ELEVARE  
3' LEVEL LAANDING AREA AT BASE OF  
STAIRCASE.

TYPICAL MEASUREMENTS FOR CONSTRUCTION OF A VEREY AIR LEAK DETECTOR

PROPOSED 16' x 24' GARAGE

MS. VALENTINO &amp; McMANUS

## CROSS-SECTION & SITE PLANS

|              |                     |              |
|--------------|---------------------|--------------|
| DATE: 3-6-23 | SCALE: 1/4" = 1'-0" | PAGE: 3 OF 3 |
|--------------|---------------------|--------------|



**Bristol**  **20 BEACH RD** 

20 BEACH RD

Plat/Lot 064-0090-000

Account: 4183

**LUC 01**

**Zone R-10**

## Assessment

**\$294,300**

**Card 1 of 1**



**NORTHEAST  
REVALUATION GROUP**

► Owner

Owner 1 private owner

Owner 2

**Quem?**

Call:

**Address**

**% Owned**

0.00

0.00

Grantor

COSTA, JOSEPH F. & LISA A. TE

Date \_\_\_\_\_

10/16/20

12/11/2013

**Sale Price**

360,000

0000,0000

Lea Ref

1821-210

017-1701  
1777 272

Deed Type

W

W

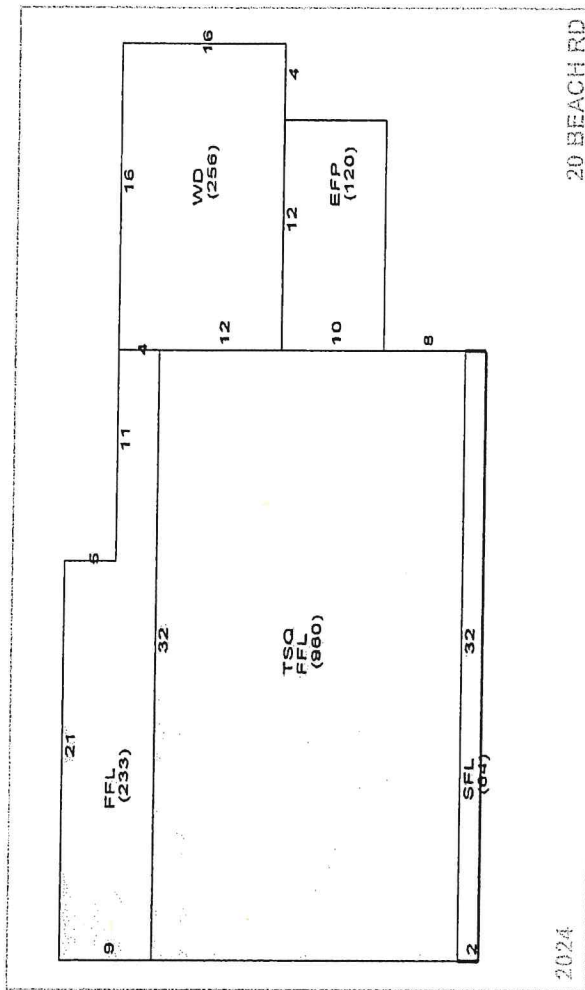
## ► Assessment

| Use Code     | Bldg Value     | SF/Yl Value  | Land Size   | Land Value    | AG Credit | Assessed Value |
|--------------|----------------|--------------|-------------|---------------|-----------|----------------|
| 01           | 208,000        | 1,300        | 0.11        | 85,000        | 0         | 294,300        |
| <b>TOTAL</b> | <b>208,000</b> | <b>1,300</b> | <b>0.11</b> | <b>85,000</b> | <b>0</b>  | <b>294,300</b> |

|                      |                       |        |                         |        |
|----------------------|-----------------------|--------|-------------------------|--------|
| Source > MktAdj Cost | VAL per SQ UnitCard > | 125.07 | VAL per SQ UnitParcel > | 125.07 |
|----------------------|-----------------------|--------|-------------------------|--------|

## ► Previous Assessments

| Year | LUC | Building | SF/1  | Land Size | Land    | AGR Credit | Appraised Value | Assessed Value |
|------|-----|----------|-------|-----------|---------|------------|-----------------|----------------|
| 2023 | 01  | 208,000  | 1,300 | 0         | 85,000  | 0          | 294,300         | 294,300        |
| 2022 | 01  | 208,000  | 1,300 | 0         | 85,000  | 0          | 294,300         | 294,300        |
| 2021 | 01  | 177,500  | 1,300 | 0         | 140,500 | 0          | 319,300         | 319,300        |
| 2020 | 01  | 177,500  | 1,300 | 0         | 140,500 | 0          | 319,300         | 319,300        |
| 2019 | 01  | 177,500  | 1,300 | 0         | 140,500 | 0          | 319,300         | 319,300        |
| 2018 | 01  | 185,700  | 1,700 | 0         | 127,800 | 0          | 285,200         | 285,200        |



► **Land Information**

|   | Use Description | Units   | Unit Type | Land Type | LT Fact | Unit Price | Adjusted | Neigh F |
|---|-----------------|---------|-----------|-----------|---------|------------|----------|---------|
| 1 | 01 Single Fam   | 0.10962 | AC        | P         | 1.00    | 649,000    | 775,406  |         |
| 2 |                 |         |           |           |         |            |          |         |
| 3 |                 |         |           |           |         |            |          |         |
| 4 |                 |         |           |           |         |            |          |         |

Print Date = 5/13/2024 Printed By = Michelle Dimeo

Year ID: 2024

**Disclaimer - This information is believed to be correct, but is subject to change and is not warranted.**



Plat/Lot 064-0090-000

Account: 4183

LUC 01

Zone R-10

Assessment

\$294,300

## Building Information

| Description  | BLDG Type    | Story Height | 1 1/2 Story  | Finish |
|--------------|--------------|--------------|--------------|--------|
| RES Units    | 1            | COM Units    | 0            |        |
| Foundation   | Concrete     | BMT Floor    |              |        |
| Frame 1      | Wood         | Frame 2      |              |        |
| EXT Wall 1   | Wood Shndl   | EXT Wall 2   |              |        |
| Roof Type 1  | Salt Box     | Roof Type 2  |              |        |
| Roof Cover 1 | Asphalt Shlr | Roof Cover 2 |              |        |
| INT Wall 1   | Plaster      | INT Wall 2   |              |        |
| Floors 1     | Hardwood     | Floors 2     | Laminate     | % 25   |
| BMT Garages  |              | Color        |              |        |
| Plumbing     |              | Electrical   |              |        |
| Insulation   |              | INT vs EXT   |              |        |
| Heat Fuel    | Oil          | Heat Type    | BB Hot Water |        |
| # Heat Sys   |              | % Heated     | 100          |        |
| % Solar HW   |              | % A/C        | 100          |        |
| % COM Wall   |              | % Vacuum     |              |        |
| Ceiling Type |              | Ceiling Type |              |        |
| Parking Type |              | % Sprinkled  |              |        |
| EXT View     |              |              |              |        |

## Grade

| Year Built | 1935 | EFF Year | Alt % | 0.00 |
|------------|------|----------|-------|------|
|------------|------|----------|-------|------|

## Depreciation

| Code      | Description  | %    |
|-----------|--------------|------|
| AG        | AG - Avg-Goo | 30.8 |
| Condition | Functional   | -    |
| Economic  |              | -    |
| Special   |              | -    |
| OV        |              | -    |

Total Depreciation % &gt;

30.8

## Remodeling History

| Additions | Plumbing | Electric | 2022 |
|-----------|----------|----------|------|
| Interior  |          |          |      |
| Exterior  |          |          |      |
| Kitchen   |          |          |      |
| Bath(s)   |          |          |      |

## Building Permits

| Issue Date | Permit # | Closed Date | BP Type | Est. Cost | % Done | Status | Description/Directions  |
|------------|----------|-------------|---------|-----------|--------|--------|---|
| 05/18/2022 | M54121   |             | MECH    | 11,000    | 0      | Closed | INSTALL A MULTI ZONE FUJITSU DUCTLESS AC                          |
| 07/20/2021 | F52527   |             | FNC     | 2,500     |        | Closed | Replacing an old fence  |
| 12/12/2016 | 356-16-E | 02/10/2017  | ELEC    | 725       |        | Closed | WIRE 3 TON SPLIT AND INSTALL WEATHERPROOF GFI                     |
| 12/01/2016 | M17016   |             | MECH    | 0         |        | Closed | INSTALL WOOD STOVE ON 2: THICK ONE (1) PIECE SLATE HEARTH, INSULA |
| 12/01/2016 | 282-16-M | 02/10/2017  | MECH    | 3,700     |        | Closed | INSTALL WOOD STOVE AND SS LINER TO TOP OF CHIMNEY                 |
| 11/21/2016 | 295-16-M | 02/10/2017  | MECH    | 12,000    |        | Closed | INSTALL CENTRAL AIR SYSTEM  |
| 10/21/2016 | M10827   |             | MECH    | 0         |        | Closed | INSTALL NEW FREESTAND WOOD STOVE. LINER WITH STAINLESS T TO DOL   |
| 10/14/2016 | B30252   |             | BLDG    | 0         |        | Closed | RESHINGLE ROOF TO CODE  |
| 05/01/2015 | B31791   |             | BLDG    | 0         |        | Closed | RESHINGLE ROOF ON FRONT OF HOUSE ONLY TO CODE                     |

## Special Features &amp; Yard Items

| Use | Description | A    | Y/S | Qty | Length | Width | SF Size | Quality | Condition | Year | Assessed Value |
|-----|-------------|------|-----|-----|--------|-------|---------|---------|-----------|------|----------------|
| 1   | 2           | Shed | 1   | Y   | 1      |       | 468     | 2       | AV        | 1935 | 1,300          |

## Room Counts by Floor

| Units  | # Rooms | # Bedrooms | Floor Level |
|--------|---------|------------|-------------|
| 1      | 1       | 6          | 3           |
| 2      |         |            | U           |
| 3      |         |            |             |
| 4      |         |            |             |
| Totals | 1       | 6          | 3           |

Print Date = 5/13/2024 Printed By = Michelle Dimeo

Year ID: 2024

Disclaimer - This information is believed to be correct, but is subject to change and is not warranted.

NORTHEAST  
REVALUATION GROUP LLC

## Visit History

| Date       | Result   | By |
|------------|----------|----|
| 6/29/2021  | REVIEW   |    |
| 11/29/2018 | LISTED   |    |
| 8/24/2018  | REVIEW   |    |
| 8/21/2018  | MEASURED |    |
| 3/11/2013  | MEASURE  |    |
| 3/11/2013  | LISTED   |    |

## Sub-Area Detail

| Code  | Description | Area  | Fin. Area | Rate   | Undep V |
|-------|-------------|-------|-----------|--------|---------|
| FFL   | 1st FLOOR   | 1,193 | 1,193     | 131.33 | 156,677 |
| TSQ   | 3/4 STORY   | 720   | 720       | 131.33 | 94,555  |
| SFL   | 2nd FLOOR   | 64    | 64        | 131.33 | 8,401   |
| EFP   | ENCL PORCH  | 120   | 0         | 21.00  | 2,520   |
| WD    | WOOD DECK   | 256   | 0         | 15.61  | 3,991   |
| Total |             | 2,353 | 1,977     |        | 266,150 |

## Notes

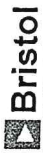
STRUCTURE IS OFF - W/LOT 91, siding 2012 mcb ll 08-30-2021 Per GIS review it appears that the home straddles this lot and abutting lot(s), input "Units For Size Adjustment" for land pricing.

## Condo Data

| Complex | Location | Tot Units | FL Level | # Floors | Blgd Seq |
|---------|----------|-----------|----------|----------|----------|
|         |          |           |          | 0        | 1        |

## Other Info.

|               |      |
|---------------|------|
| AFDU          | AFDU |
| ArtFormRental |      |
| PriorID1c     |      |
| PriorID2a     |      |
| PriorID2b     |      |
| PriorID2c     |      |
| PriorID3a     |      |
| PriorID3b     |      |
| PriorID3c     |      |



Card of

Plat/Lot 064-0091-000

Account: 4184

Zone R-10

Assessment

\$84,700

Owner Account #: 50-0001-47

Previous Owners & Sales Information

|                       |         |            |            |          |     |           |
|-----------------------|---------|------------|------------|----------|-----|-----------|
| Owner 1 private owner | % Owned | Date       | Sale Price | Leg Ref  | NAL | Deed Type |
| Owner 2               | 0.00    | 10/16/2015 | 360,000    | 1821-210 | K   | W         |
| Owner 3               | 0.00    |            |            |          |     |           |
| Address               |         |            |            |          |     |           |

Assessment

| Use Code | Bldg Value | SF/Yr Value | Land Size | Land Value | AG Credit | Assessed Value |
|----------|------------|-------------|-----------|------------|-----------|----------------|
| 12       | 0          | 0           | 0.11      | 84,700     | 0         | 84,700         |
| TOTAL    | 0          | 0           | 0.11      | 84,700     | 0         | 84,700         |

Source > Mkt Adj Cost VAL per SQ Unit/Card > VAL per SQ Unit/Parcel >

Previous Assessments

| Year | LUC | Building | SF/Yr | Land Size | Land   | AGR Credit | Appraised Value | Assessed Value |
|------|-----|----------|-------|-----------|--------|------------|-----------------|----------------|
| 2023 | 12  | 0        | 0     | 0         | 84,700 | 0          | 84,700          | 84,700         |
| 2022 | 12  | 0        | 0     | 0         | 84,700 | 0          | 84,700          | 84,700         |
| 2021 | 13  | 0        | 0     | 0         | 70,200 | 0          | 70,200          | 70,200         |
| 2020 | 13  | 0        | 0     | 0         | 70,200 | 0          | 70,200          | 70,200         |
| 2019 | 13  | 0        | 0     | 0         | 70,200 | 0          | 70,200          | 70,200         |
| 2018 | 13  | 0        | 0     | 0         | 63,800 | 0          | 63,800          | 63,800         |

Land Information

| Use Description | Units   | Unit Type | Land Type | LT Fact | Unit Price | Adjusted | Neigh | Inf 1 | Inf 1 % | Inf 2 | Inf 2 % | Inf 3 | Inf 3 % | Appr Value | Spec Land | Juris | Fact | Use Value |
|-----------------|---------|-----------|-----------|---------|------------|----------|-------|-------|---------|-------|---------|-------|---------|------------|-----------|-------|------|-----------|
| 1 12 Oth Imprv  | 0.10927 | AC        | P         | 1.00    | 649,000    | 775,144  | F     |       |         |       |         |       |         | 84,700     |           | 1.00  |      | 0         |
| 2               |         |           |           |         |            |          |       |       |         |       |         |       |         |            |           |       |      |           |
| 3               |         |           |           |         |            |          |       |       |         |       |         |       |         |            |           |       |      |           |
| 4               |         |           |           |         |            |          |       |       |         |       |         |       |         |            |           |       |      |           |

2024

BEACH RD



Plat/Lot 064-0091-000

Account: 4184

LUC 12 Zone R-10

Assessment

\$84,700

Building Information

| Description  | Story Height | COM Units    | BMT Floor    |
|--------------|--------------|--------------|--------------|
| BLDG Type    | Frame 2      | EXT Wall 1   | EXT Wall 2   |
| RES Units    | Roof Type 1  | Roof Type 2  | Roof Cover 2 |
| Foundation   | Roof Cover 1 | INT Wall 1   | INT Wall 2   |
| Frame 1      | Floors 1     | Floors 2     | Color        |
| EXT Wall 1   | Plumbing     | Electrical   | INT vs EXT   |
| EXT Wall 2   | Insulation   | Heat Type    | % Heated     |
| Roof Type 1  | # Heat Sys   | % Solar HW   | % A/C        |
| Roof Type 2  | % COM Wall   | Ceiling Type | % Sprinkled  |
| Roof Cover 1 | Parking Type | EXT View     |              |
| Roof Cover 2 |              |              |              |
| INT Wall 1   |              |              |              |
| INT Wall 2   |              |              |              |
| Floors 1     |              |              |              |
| Floors 2     |              |              |              |
| Color        |              |              |              |
| Electrical   |              |              |              |
| INT vs EXT   |              |              |              |
| Heat Type    |              |              |              |
| % Heated     |              |              |              |
| % A/C        |              |              |              |
| % Vacuum     |              |              |              |
| Ceiling Type |              |              |              |
| % Sprinkled  |              |              |              |

Quantity

Quality

|               |   |  |
|---------------|---|--|
| Full Bath     | 1 |  |
| Ext Full Bath | 2 |  |
| Half Bath     | 3 |  |
| Ext Half Bath | 4 |  |
| Ext Fixtures  | 5 |  |
| Kitchens      | 6 |  |
| Ext Kitchens  | 7 |  |
| Fireplaces    | 8 |  |
| W.S. Flues    | 9 |  |

Room Counts by Floor

| Units  | # Rooms | # Bedrooms | Floor Level |
|--------|---------|------------|-------------|
| 1      |         |            |             |
| 2      |         |            |             |
| 3      |         |            |             |
| 4      |         |            |             |
| Totals |         |            |             |

Other Factors

| Grade                | EFF Year | Flood Hazard   | LEV          |
|----------------------|----------|----------------|--------------|
| Year Built           | Alt %    | Topography     | PAVED        |
| Alt LUC              |          | Street Traffic |              |
| ▶ Depreciation       |          |                |              |
|                      | Code     | Description    | %            |
| Condition            | -        | Size Adj       | Bas \$/SQ    |
| Functional           | -        | Constr Adj     | Adj \$/SQ    |
| Economic             | -        |                | Other Feats  |
| Special              | -        |                | Grade Fac    |
| OV                   | -        |                | Neigh Infl   |
|                      |          |                | Land Factor  |
|                      |          |                | Adj Total    |
|                      |          |                | Depreciation |
|                      |          |                | Depr Total   |
| Total Depreciation % |          | >              |              |

Remodeling History

| Additions | Plumbing | Electric | Heating | General |
|-----------|----------|----------|---------|---------|
| Interior  |          |          |         |         |
| Exterior  |          |          |         |         |
| Kitchen   |          |          |         |         |
| Bath(s)   |          |          |         |         |

Condo Data

| Complex | Location | Tot Units | FL Level | # Floors | Bldg Seq |
|---------|----------|-----------|----------|----------|----------|
|         |          |           |          |          |          |

Building Permits

| Issue Date | Permit # | Closed Date | BP Type | Est. Cost | % Done | Status | Description/Directions |
|------------|----------|-------------|---------|-----------|--------|--------|------------------------|
|            |          |             |         |           |        |        |                        |

Special Features & Yard Items

| Use | Description | A | Y/S | Qty | Length | Width | SF Size | Quality | Condition | Year | Assessed Value |
|-----|-------------|---|-----|-----|--------|-------|---------|---------|-----------|------|----------------|
|     |             |   |     |     |        |       |         |         |           |      |                |

Sub-Area Detail

| Code | Description | Area | Fin. Area | Rate | Undeveloped |
|------|-------------|------|-----------|------|-------------|
|      |             |      |           |      |             |

Notes

W/LOT 90 || 08-30-2021 Per GIS review it appears that the home straddles this lot and abutting lot(s), change land use from "13" to "12" to reflect more appropriate land use and input "Units For Size Adjustment" for land pricing, MRM.

Visit History

| Date      | Result    | By |
|-----------|-----------|----|
| 6/29/2021 | REVIEW    |    |
| 8/24/2018 | REVIEW    |    |
| 8/21/2018 | VACANT LO |    |





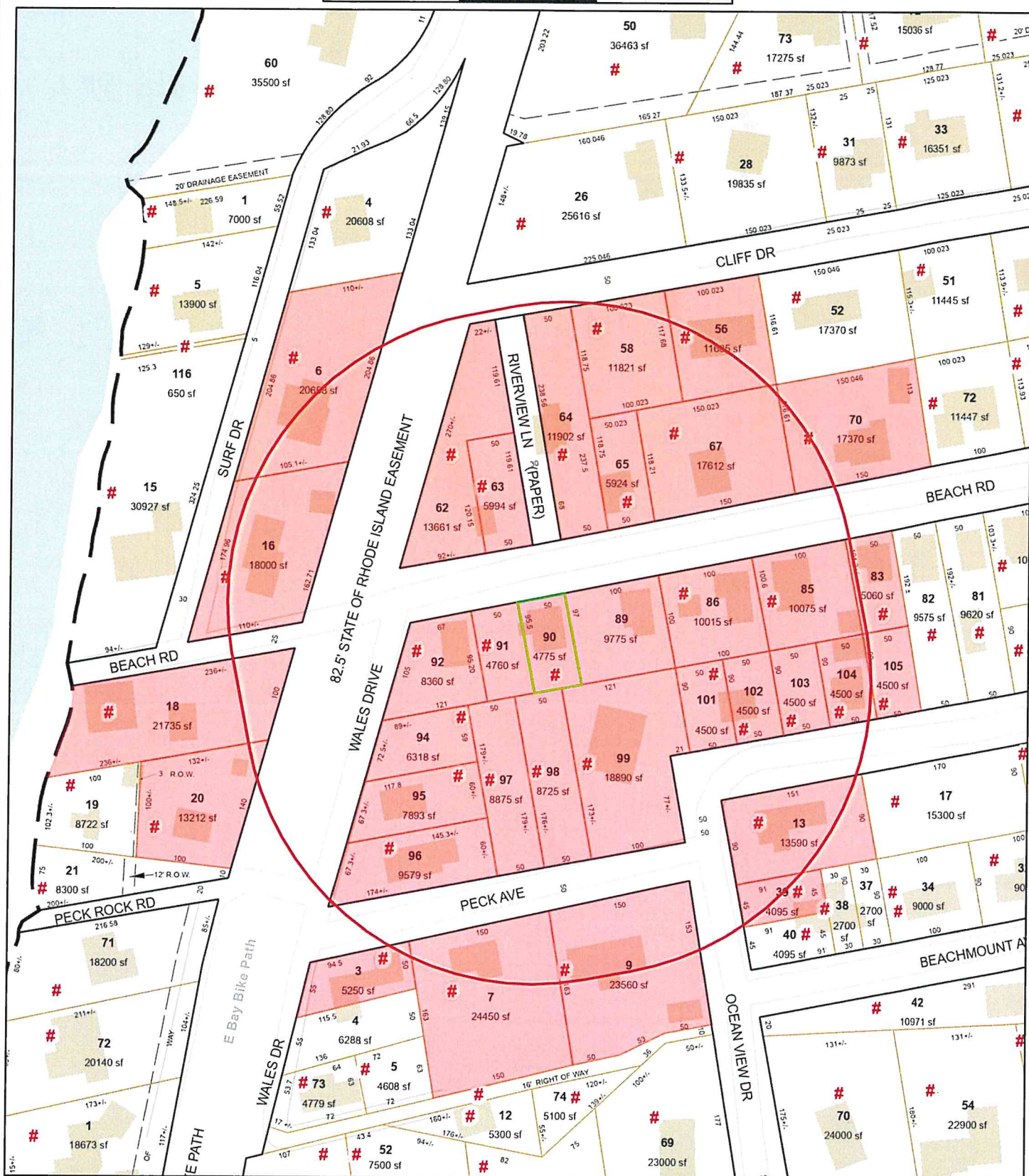
# 20 Beach Road - 300' Radius

Bristol, RI

1 inch = 141 Feet

www.cai-tech.com

June 17, 2024



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# 300 feet Abutters List Report

Bristol, RI  
June 17, 2024

## Subject Property:

Parcel Number: 64-90  
CAMA Number: 64-90  
Property Address: 20 BEACH RD

Mailing Address: VALENTINO, AMANDA LEIGH &  
McMANUS, MAUREEN ELIZABETH TE  
20 BEACH RD  
BRISTOL, RI 02809-1505

## Abutters:

Parcel Number: 64-101  
CAMA Number: 64-101  
Property Address: PECK AVE

Mailing Address: SYLVARIA, MARY JEAN  
37 PECK AVE  
BRISTOL, RI 02809

Parcel Number: 64-102  
CAMA Number: 64-102  
Property Address: 37 PECK AVE

Mailing Address: SYLVARIA, MARY JEAN  
37 PECK AVE  
BRISTOL, RI 02809

Parcel Number: 64-103  
CAMA Number: 64-103  
Property Address: PECK AVE

Mailing Address: MEDEIROS, SUSAN C & STEPHANIE A  
TRUSTEES  
41 PECK AVE  
BRISTOL, RI 02809

Parcel Number: 64-104  
CAMA Number: 64-104  
Property Address: 41 PECK AVE

Mailing Address: MEDEIROS, SUSAN C & STEPHANIE A  
TRUSTEES  
41 PECK AVE  
BRISTOL, RI 02809

Parcel Number: 64-105  
CAMA Number: 64-105  
Property Address: PECK AVE

Mailing Address: RAPOSO, VANESSA M & MOORE,  
CHARLES C JT  
34 BEACH RD  
BRISTOL, RI 02809

Parcel Number: 64-16  
CAMA Number: 64-16  
Property Address: 2 SURF DR

Mailing Address: SILVA, MARK D  
2 SURF DR  
BRISTOL, RI 02809

Parcel Number: 64-18  
CAMA Number: 64-18  
Property Address: 2 BEACH RD

Mailing Address: MILNER, KARA K.  
2 BEACH RD  
BRISTOL, RI 02809

Parcel Number: 64-20  
CAMA Number: 64-20  
Property Address: 6 PECK ROCK RD

Mailing Address: THE BUNGALOW LLC  
C/O 1 RIO RD  
BARRINGTON, RI 02806

Parcel Number: 64-56  
CAMA Number: 64-56  
Property Address: 12 CLIFF DR

Mailing Address: VARGAS, MANUEL E ET UX ELIZABETH  
M JT  
12 CLIFF DR  
BRISTOL, RI 02809

Parcel Number: 64-58  
CAMA Number: 64-58  
Property Address: 21R BEACH RD

Mailing Address: CAMBRA, JOHN R & ELIZABETH W LE  
REM: CAMBRA, JONATHAN W & MEGAN  
E TC  
21 BEACH RD  
BRISTOL, RI 02809



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6/17/2024

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Page 1 of 3



# 300 feet Abutters List Report

Bristol, RI  
June 17, 2024

|   |   |
|---|---|
| Parcel Number: 64-6<br>CAMA Number: 64-6<br>Property Address: 8 SURF DR     | Mailing Address: WEINBERG, MARC S. LORI R. TE<br>8 SURF DR<br>BRISTOL, RI 02809   |
| Parcel Number: 64-62<br>CAMA Number: 64-62<br>Property Address: 17 BEACH RD | Mailing Address: INGRAM, BETHANY J<br>17 BEACH ROAD<br>BRISTOL, RI 02809  |
| Parcel Number: 64-63<br>CAMA Number: 64-63<br>Property Address: 19 BEACH RD | Mailing Address: FISHER, ANA J.<br>813 WAVERLY ST<br>HOUSTON, TX 77007  |
| Parcel Number: 64-64<br>CAMA Number: 64-64<br>Property Address: 21 BEACH RD | Mailing Address: CAMBRA, JOHN R & ELIZABETH W LE<br>REM: CAMBRA, JONATHAN W & MEGAN<br>E TC<br>21 BEACH RD<br>BRISTOL, RI 02809 |
| Parcel Number: 64-65<br>CAMA Number: 64-65<br>Property Address: 23 BEACH RD | Mailing Address: PEASE, SUSAN HAY<br>23 BEACH ROAD<br>BRISTOL, RI 02809   |
| Parcel Number: 64-67<br>CAMA Number: 64-67<br>Property Address: 27 BEACH RD | Mailing Address: KERNS, MARGARET<br>27 BEACH RD<br>BRISTOL, RI 02809  |
| Parcel Number: 64-70<br>CAMA Number: 64-70<br>Property Address: 33 BEACH RD | Mailing Address: SULLIVAN, TIMOTHY S & JILLIAN M TE<br>30 REVERE BEACH PARKWAY, #601<br>MEDFORD, MA 02155                       |
| Parcel Number: 64-83<br>CAMA Number: 64-83<br>Property Address: 34 BEACH RD | Mailing Address: RAPOSO, VANESSA M & MOORE,<br>CHARLES C JT<br>34 BEACH RD<br>BRISTOL, RI 02809                                 |
| Parcel Number: 64-85<br>CAMA Number: 64-85<br>Property Address: 30 BEACH RD | Mailing Address: MAUDIE, JOYCE A. GALLIVAN, KARYN<br>M. JT<br>30 BEACH RD<br>BRISTOL, RI 02809                                  |
| Parcel Number: 64-86<br>CAMA Number: 64-86<br>Property Address: 28 BEACH RD | Mailing Address: CRAWFORD, MARY A. (S) TRSTEE<br>CRAWFORD FAMILY REVOCABLE TRST<br>28 BEACH ROAD<br>BRISTOL, RI 02809           |
| Parcel Number: 64-90<br>CAMA Number: 64-90<br>Property Address: 20 BEACH RD | Mailing Address: VALENTINO, AMANDA LEIGH &<br>McMANUS, MAUREEN ELIZABETH TE<br>20 BEACH RD<br>BRISTOL, RI 02809-1505            |
| Parcel Number: 64-91<br>CAMA Number: 64-91<br>Property Address: BEACH RD    | Mailing Address: VALENTINO, AMANDA LEIGH &<br>McMANUS, MAUREEN ELIZABETH TE<br>20 BEACH RD<br>BRISTOL, RI 02809-1505            |



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6/17/2024

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Page 2 of 3



# 300 feet Abutters List Report

Bristol, RI  
June 17, 2024

|  |   |
|--|---|
| Parcel Number: 64-92<br>CAMA Number: 64-92<br>Property Address: 16 BEACH RD        | Mailing Address: MYETTE, MICHEL F & BERGERON,<br>DONNA I JT<br>16 BEACH RD<br>BRISTOL, RI 02809         |
| Parcel Number: 64-94<br>CAMA Number: 64-94<br>Property Address: WALES DR           | Mailing Address: MYETTE, MICHEL F & BERGERON,<br>DONNA I JT<br>16 BEACH RD<br>BRISTOL, RI 02809         |
| Parcel Number: 64-95<br>CAMA Number: 64-95<br>Property Address: 14 WALES DR        | Mailing Address: GEIGER, ASHLEY MICHELLE & LUCIA,<br>ADAM JORDAN TE<br>14 WALES DR<br>BRISTOL, RI 02809 |
| Parcel Number: 64-96<br>CAMA Number: 64-96<br>Property Address: 8 WALES DR         | Mailing Address: DEASCENTIS, NATHANIEL &<br>DEASCENTIS, MEGAN TE<br>8 WALES DR<br>BRISTOL, RI 02809     |
| Parcel Number: 64-97<br>CAMA Number: 64-97<br>Property Address: PECK AVE           | Mailing Address: MENDOZA, LISA MARIE<br>387 UNION ST APT 2<br>BROOKLYN, NY 11231                        |
| Parcel Number: 64-98<br>CAMA Number: 64-98<br>Property Address: PECK AVE           | Mailing Address: MENDOZA, LISA MARIE<br>387 UNION ST APT 2<br>BROOKLYN, NY 11231                        |
| Parcel Number: 64-99<br>CAMA Number: 64-99<br>Property Address: 15 OCEAN VIEW RD   | Mailing Address: MENDOZA, LISA MARIE<br>387 UNION ST APT 2<br>BROOKLYN, NY 11231                        |
| Parcel Number: 65-13<br>CAMA Number: 65-13<br>Property Address: 10 OCEAN VIEW ROAD | Mailing Address: LAROCHE, DOUGLAS M. JULIE M. TE<br>10 OCEAN VIEW DR<br>BRISTOL, RI 02809               |
| Parcel Number: 65-3<br>CAMA Number: 65-3<br>Property Address: 12 PECK AVE          | Mailing Address: PIMENTA, RICHARD JANE A.<br>12 PECK AVE<br>BRISTOL, RI 02809                           |
| Parcel Number: 65-39<br>CAMA Number: 65-39<br>Property Address: OCEAN VIEW RD      | Mailing Address: PERRONI, JOSEPH R. JULIE M. J. TE<br>29 BEACHMOUNT AVE<br>BRISTOL, RI 02809            |
| Parcel Number: 65-7<br>CAMA Number: 65-7<br>Property Address: 16 PECK AVE          | Mailing Address: BURKE, VANDA<br>16 PECK AVE<br>BRISTOL, RI 02809                                       |
| Parcel Number: 65-9<br>CAMA Number: 65-9<br>Property Address: 20 PECK AVE          | Mailing Address: PERRONI, JOSEPH R MARY<br>20 PECK AVE<br>BRISTOL, RI 02809                             |



www.cai-tech.com

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6/17/2024

Page 3 of 3



BURKE, VANDA  
16 PECK AVE  
BRISTOL, RI 02809

MEDEIROS, SUSAN C &  
STEPHANIE A TRUSTEES  
41 PECK AVE  
BRISTOL, RI 02809

SILVA, MARK D  
2 SURF DR  
BRISTOL, RI 02809

CAMBRA, JOHN R & ELIZABET  
REM: CAMBRA, JONATHAN W &  
21 BEACH RD  
BRISTOL, RI 02809

MENDOZA, LISA MARIE  
387 UNION ST APT 2  
BROOKLYN, NY 11231

SULLIVAN, TIMOTHY S & JIL  
30 REVERE BEACH PARKWAY, #601  
MEDFORD, MA 02155

CRAWFORD, MARY A. (S) TRS  
CRAWFORD FAMILY REVOCABLE  
28 BEACH ROAD  
BRISTOL, RI 02809

MILNER, KARA K.  
2 BEACH RD  
BRISTOL, RI 02809

SYLVARIA, MARY JEAN  
37 PECK AVE  
BRISTOL, RI 02809

DEASCENTIS, NATHANIEL &  
DEASCENTIS, MEGAN TE  
8 WALES DR  
BRISTOL, RI 02809

MYETTE, MICHEL F &  
BERGERON, DONNA I JT  
16 BEACH RD  
BRISTOL, RI 02809

THE BUNGALOW LLC  
C/O 1 RIO RD  
BARRINGTON, RI 02806

FISHER, ANA J.  
813 WAVERLY ST  
HOUSTON, TX 77007

MYETTE, MICHEL F & BERGER  
16 BEACH RD  
BRISTOL, RI 02809

VALENTINO, AMANDA LEIGH &  
MAUREEN ELIZABETH TE  
20 BEACH RD  
BRISTOL, RI 02809-1505

GEIGER, ASHLEY MICHELLE &  
LUCIA, ADAM JORDAN TE  
14 WALES DR  
BRISTOL, RI 02809

PEASE, SUSAN HAY  
23 BEACH ROAD  
BRISTOL, RI 02809

VARGAS, MANUEL E ET UX  
ELIZABETH M JT  
12 CLIFF DR  
BRISTOL, RI 02809

INGRAM, BETHANY J  
17 BEACH ROAD  
BRISTOL, RI 02809

PERRONI, JOSEPH R  
MARY  
20 PECK AVE  
BRISTOL, RI 02809

WEINBERG, MARC S.  
LORI R. TE  
8 SURF DR  
BRISTOL, RI 02809

KERNS, MARGARET  
27 BEACH RD  
BRISTOL, RI 02809

PERRONI, JOSEPH R.  
JULIE M. J. TE  
29 BEACHMOUNT AVE  
BRISTOL, RI 02809

LAROCHE, DOUGLAS M.  
JULIE M. TE  
10 OCEAN VIEW DR  
BRISTOL, RI 02809

PIMENTA, RICHARD  
JANE A.  
12 PECK AVE  
BRISTOL, RI 02809

MAUDIE, JOYCE A.  
GALLIVAN, KARYN M. JT  
30 BEACH RD  
BRISTOL, RI 02809

RAPOSO, VANESSA M &  
MOORE, CHARLES C JT  
34 BEACH RD  
BRISTOL, RI 02809

TOWN OF BRISTOL  
COMMUNITY DEV.

July 1, 2024

2024 JUL -2 PM 2:41

Re: 20 Beach Road Bristol, RI 02809 Variance Request

To Whom It May Concern:

I am respectfully writing this letter in support of my neighbors across the street for their application for two variances at their property at 20 Beach Road. Amanda Valentino and Maureen McManus have been hoping to build this garage for storage for their home, which has no basement and currently sits on a slab, for some time now. The need is ever more present with the birth of their young son in the summer of 2023 for storage for his personal items, including bikes and other outdoor recreational accessories as he grows through the years. Upon many conversations with both Amanda and Mo, and my own viewing of the architectural designs, the second floor is proposed to be a bonus space for their son to spend time in with them as a family unit inside, as well as enjoying the outdoors on the proposed small deck.

Please let me know if you have any questions at all and I hope you approve these two variance requests for them and their family.

Regards,



Annie Fisher  
19 Beach Road  
Bristol, RI 02809

TOWN OF BRISTOL  
COMMUNITY DEV.July 2<sup>nd</sup>, 2024

2024 JUL -8 AM 10:44

REGARDING: 20 Beach Road Bristol, RI 02809

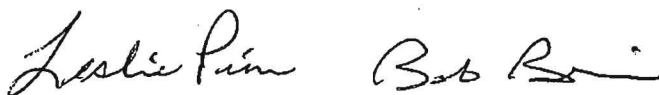
Dear Town of Bristol Zoning Board,

We are in full support of the proposed garage for 20 Beach Road. We know that they have been wanting to build this garage for some time now for additional storage space as they have very limited storage in their house and the need has exponentially grown since the arrival of their son last year.

We have viewed the plans ourselves and we feel as though the drawings and proposal are tastefully done and would work well with the current structural makeup of our bayside community neighborhood.

Please let us know if you have any questions at all. We hope this gets approved for Amanda and Maureen.

Thank you,



Leslie Pine & Bob Brier  
37 Beach Road  
Bristol, RI 02809



7/2/2024

TOWN OF BRISTOL  
COMMUNITY DEV.

2024 JUL -8 AM 8:25

Variances for 20 Beach Road Bristol, RI 02809

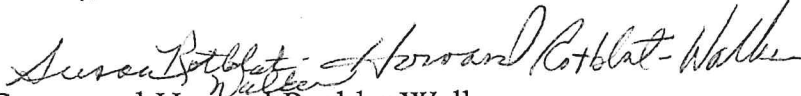
Dear Mr. Tanner,

We are writing this letter in full support of the garage that our neighbors Maureen McManus and Amanda Valentino are proposing to build on their property. They are direct neighbors to us and we could not be happier to send this letter to the Zoning Board to support them. We realize that they are looking for more storage space for themselves and for their son, who is just approaching his first birthday. They are anticipating, and understandably so, that their son will need plenty of space for his outdoor toys as well as to grow as he gets older, hence the proposed second floor space.

We also understand that an attached garage is not a possibility as it would compromise the water view that they currently enjoy from their house and backyard deck. We are all very lucky to live in Bristol, especially in our Beach Terrace neighborhood, and a huge part of that draw to our neighborhood is that Narragansett Bay is right at the end of our street.

We respectfully request that you grant these requests. Thank you.

Kindly,

  
Susan and Howard Rotblat-Walker  
24 Beach Road  
Bristol, RI

Dear Zoning Board

Item 3A.

Saturday, you received a notice for a public hearing on an application submitted to the Town of Bristol for a variance(s) sought by owners of 20 Beach Road. The hearing is set to take place on July 15.

The notice you got does not provide a comprehensive look at the scope of the application. At first glance the variance sought appears unobjectionable: add a garage for parking and storage. However, the notice contains a URL for the full application. I studied it and here's my assessment of the scenario:

The proposed building itself is a detached, 2 story structure with a set of outside stairs and an upper level covered porch.

It is clear to me that despite the applicant's stated purpose, this building is meant to be used, at least on the second floor, as living space, to wit: why do you need a covered porch on the second story which is ostensibly to be used for storage? Why would you need to move the building 11' forward from allowable setbacks, other than to get a view? Why do you need a view from storage space? Why would you propose an outside set of stairs to reach inside storage space? Why wouldn't you just attach the garage to the existing breezeway as is commonly done, while eliminating the need for any setback variances. Why would you propose to build 33 feet from the house proper, while placing it a mere 8 feet from the neighbor's house (#16)?

You may be not aware that RI just passed a law (SB998A) that allows for the conversion of existing structures spaces to residential living space. It reads in part "where the proposed (living space) is located within the existing footprint of the primary structure or existing accessory attached or detached structure and does not expand the footprint of the structure".

Further (being charitable to the applicants) the building is architecturally incongruous with the main house, and the addition of such a building to the lot will negatively affect the street and neighborhood aesthetics. I have drawn a sketch of a street view of the affected area as proposed and included it so that you can see the full impact of this .

Finally, it seems there are no restrictions to creating the desired space within currently allowable building setbacks and other metrics.

Your input on this application matters to the officials who will make this decision. If you can't attend the hearing in person, you can email your thoughts to the Zoning Officer here: [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Feel free to include any aspect of this mailing.

From: Mich Myette  
16 Beach Rd.  
Bristol, R.I. 02809

Concerning File # 2024-22)

JUL -1 PM 2:10  
2024

From: Michelle Myette  
16 Beach Rd.  
Bristol, RI 02809  
Concerning File # 2024-22

2024 JUL -1 PM 2:10

← 30 BEACH RD BOUNDARIES (APPLICANT) → (NEIGHBOR)





**Ed Tanner**

---

**From:** BETHANY INGRAM <bji17@cox.net>  
**Sent:** Wednesday, July 3, 2024 3:28 PM  
**To:** Ed Tanner  
**Cc:** avalentino@gmail.com  
**Subject:** Dimensional Variance at 20 Beach Road

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

To: Edward M. Tanner  
 Zoning Board of Review

From: Bethany J. Ingram  
 17 Beach Road Bristol

July 3, 2024

This email is in **support** of the request by Amanda Valentino to obtain a variance for construction of a 16X24 accessory garage on her property located at 20 Beach Road (file #2024-22) which is directly across the street from my home.

Unfortunately, there has been an *unsigned letter, containing misinformation circulating* the neighborhood suggesting there is potential for the second story to be used as rental property (there is no bathroom in the plan) due to a small balcony requested. The accurate reason is merely to take advantage of the view of the bay providing an alternate place for relaxing and engaging with the neighbors. Also, that the design of the garage is not in keeping with the saltbox design of their home and will affect the look of the neighborhood thus reducing overall property values. As I am directly across the street and will be viewing the structure most, the basic Cape style is very appropriate providing 2 levels of storage and a small balcony.

In addition, if the writer of this *unsigned letter* was familiar with the property, it would obvious that the reason for the requested location of the garage is to avoid disruption to the above ground pool and deck which was there when the home was purchased 9 yrs. ago.

During this process the property owners have engaged in open discussion regarding their plan with the abutting property owners and addressed any questions raised. There has been clear transparency with their planning.

Both Ms. Valentino and her wife Maureen have been a major asset to our neighborhood. Ms. Valentino served as secretary/treasurer of the Beach Terrace Improvement Association for several years. They both are responsible organizing many activities for our residents including the annual New Years Day Polar Plunge and food collection for the East Bay Food Pantry and annual children's Halloween Party.

I wish the author of this *unsigned inaccurate* document circulated to the neighbors would have addressed the concerns raised directly with Amanda and Maureen. Having been a resident of Beach

Terrace for 66 years we have prided ourselves for "fostering the spirit of friendship among the residents for the betterment of the Beach Terrace Community"(per BTIA constitution and by-laws) this in fact is the primary goal of the Beach Terrace Improvement Association which has continually been in existence since 1939.

Please accept this document in **support of the variance request** and would be happy to engage in any future discussion regarding this matter.

Respectfully,

Bethany J. Ingram, VP Beach Terrace Improvement Association  
17 Beach Road  
Bristol

TOWN OF BRISTOL  
COMMUNITY DEV.

2024 JUL -8 PM 2:04

Ben & Brittany White  
38 Beach Road  
Bristol, RI 02809  
brittanyjarnone@gmail.com  
774-259-1836  
July 8, 2024

Zoning Board of Appeals

Attention: Ed Tanner

Dear Ed Tanner & Members of the Zoning Board of Appeals,

We are writing to express our support for the residential variance application submitted by the owners of 20 Beach Road. After reviewing the architectural plans and considering the intended use of the space as outlined in their application, we have no concerns and are fully in favor of their request.

The proposed modifications to the property are consistent with the character of the neighborhood and will not negatively impact the surrounding area or neighbors. The owners have demonstrated a thoughtful approach to their design, ensuring it blends well with the existing architectural landscape while also meeting their personal needs for both space and storage. Additionally, their planned use of the space aligns with residential zoning requirements and maintains the integrity of our community.

We believe granting this variance will not only benefit the homeowners but also contribute positively to our neighborhood's aesthetic and functional qualities. The improvements planned for 20 Beach Road are a testament to the owners' commitment to enhancing their property in a way that respects and complements our local environment.

In conclusion, we strongly support the variance application for 20 Beach Road and respectfully urge the Zoning Board of Appeals to approve their request. Thank you for considering our perspective on this matter.

Sincerely,

Ben & Brittany White



**Ed Tanner**

---

**From:** Jillian Sullivan <jillianmariesullivan@gmail.com>  
**Sent:** Monday, July 8, 2024 3:06 PM  
**To:** Ed Tanner  
**Subject:** 20 Beach Road Garage Project

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Dear Mr. Tanner,

I am writing to express my full support for my neighbor, Amanda Valentino at 20 Beach Road in their request to build a 16ft x 24ft garage on their property. I believe this addition will be a valuable enhancement to our neighborhood while fulfilling practical needs for additional storage space.

The proposed garage, being a one car detached structure with a small deck on the upper level, demonstrates careful consideration of both functionality and aesthetics. It aligns well with the existing charm of our community, blending seamlessly into the architectural character of the area. This attention to detail ensures that the new construction will not only meet the homeowners' requirements for storage but also contribute positively to the visual appeal of our neighborhood.

As someone who values the cohesive appearance and functionality of our community, I am confident that granting approval for this project will be beneficial to all residents of Beach Road. It strikes a balance between preserving the neighborhood's character and allowing homeowners the necessary amenities for comfortable living.

I trust that the Zoning Board will carefully consider the merits of this application and make a decision that reflects the best interests of our community. Please feel free to reach out if you require any additional information or if there are any questions regarding my support for this project.

Thank you for your attention to this matter.

Sincerely,

Jillian Sullivan  
33 Beach Road  
617-571-6503

July 5<sup>th</sup>, 2024

TOWN OF BRISTOL  
COMMUNITY DEV.

2024 JUL -9 PM 4:18

RE - 20 Beach Road Bristol, RI 02809

Dear Town of Bristol Zoning Board,

We support Amanda Valentino and Maureen McManus in their proposal for a garage at 20 Beach Road. The proposed structure is tastefully designed and would fit in well with the current layout of the home, the property, as well as with this close-knit neighborhood and our Beach Terrace Association that they are both very active in. This property would be a huge help to them as the current home has no basement and storage is a necessity with children.

Please let us know if you have any questions at all.

Thank you for your time,



Megan and Nate DeAscentis  
8 Wales Dr.  
Bristol, RI 02809

July 2<sup>nd</sup>, 2024

TOWN OF BRISTOL  
COMMUNITY DEV.

2024 JUL 11 AM 8:00

RE: 20 Beach Road Bristol, RI 02809

Dear Mr. Tanner and the Town of Bristol Zoning Board,

We write this letter in total support of the proposed garage that our neighbors Amanda Valentino and Maureen McManus are asking to build on their property. We have looked at the architectural design of the building and we believe it would fit in aesthetically with the rest of our neighborhood beach community as well as the main house structure for 20 Beach Road.

We understand that this garage would be a huge help for them and their growing family for storage space for themselves as well as their young son as he grows up. The second floor would act as a bonus room for their son as well as additional storage.

Please let us know if you have any questions at all for us. We hope you approve this garage for them. Thank you for your time.

Best,



John & Betsy Cambra  
21 Beach Road  
Bristol, RI



**Ed Tanner**

---

**From:** Karyn Gall <karyngallivan@gmail.com>  
**Sent:** Thursday, July 11, 2024 11:47 AM  
**To:** Ed Tanner  
**Cc:** Karyn Gall  
**Subject:** Dimensional Variance and Setbacks (2024-22) proposed by Amanda Valentino and Maureen McManus of 20 Beach Rd

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

To: Ed Tanner

Town of Bristol Zoning Board

[etanner@bristolri.gov](mailto:etanner@bristolri.gov)

Re: Dimensional Variance Request

20 Beach Rd.

Bristol, RI 02809

We are writing this letter to express our full support for the Dimensional Variance and Setbacks (2024-22) proposed by Amanda Valentino and Maureen McManus of 20 Beach Rd. in Bristol.

Having reviewed the proposed plans and concerns from your online agenda, it appears that the proposed garage structure would provide protection and storage space that would increase the overall livability of that property.

The proposed total structure coverage will be 26.2%, only a 1.2% overage request for this nonconforming lot.

This property does not have a basement, attic, or any consistently dry (or safe) storage space. We do not see any plans for plumbing or the necessary excavation that would lead to plumbing. It is not a livable space. This is notable because it seems clear that this structure would be used solely for its proposed purposes- a traditional garage, and a safe, clean, and dry storage and play area for children.

In actuality, the overall structure of this one-car garage with an upstairs storage space, front deck, and back (outside) stairway entrance seems to be a very creative and efficient use of space.

Our home at 30 Beach Rd. is only a few houses from this location and we are fortunate to have a garage. This is a home feature that not only adds to ones' property value, but one that potential home buyers search out. This request for a dimensional variance along with the proposed setbacks stays within the current characteristics of our neighborhood, which is a very desirable location. It appears to be a natural fit. As well, this new structure would not affect any current water views for us or our neighbors. We have no doubt that this would be a positive addition to this property.

Please let us know if you have any questions.

Thank you for your time,

--

*Karyn Gallivan*

*Joyce Maudie*

30 Beach Rd.

Bristol RI

[KarynGallivan@gmail.com](mailto:KarynGallivan@gmail.com)



**Town of Bristol, Rhode Island**  
***Zoning Board of Review***

10 Court Street  
Bristol, RI 02809  
401-253-7000  
www.bristolri.gov

File #2024-23

**PUBLIC HEARING**

Notice is hereby given by the Zoning Board of Review  
that a public hearing will be held on the following application:

**Monday, July 15, 2024**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

APPLICANT: **Michael V. Porco**  
PROPERTY OWNER: **Michael V. Porco**  
LOCATION: **11 Meadow Lane**  
PLAT: **66** LOT: **26**  
ZONE: **Residential R-20**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an 8ft. x 10ft. accessory shed structure with less than the required rear yard and less than the required right side yard.

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, July 11, 2024.





## Town of Bristol, Rhode Island *Zoning Board of Review*

### STAFF REPORT FOR:

FILE NO. **2024-23**

APPLICANT: Michael V. Porco

LOCATION: 11 Meadow Lane

PLAT: 66

LOT: 26

ZONE: R-20

### APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

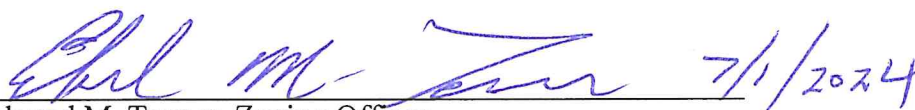
Construct an 8ft. x 10ft. accessory shed structure with less than the required rear yard and less than the required right side yard.

### COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

### FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct an 8' x 10' accessory shed structure on this residential property located on the southerly side of Meadow Lane. This property is improved with a single-family dwelling, rear deck and above ground swimming pool. The applicant proposes to construct a shed structure in the rear southwest corner of the property for use in storing yard and personal items. The proposed structure would be located 2 feet from the rear and right side property lines. These property lines are demarcated by an existing 6 foot high solid vinyl fence, and the proposed shed would be located two feet from the fence. The zoning ordinance permits accessory structures in the R-20 zone with a minimum setback of 6 feet from side and rear property lines.

  
Edward M. Tanner, Zoning Officer



**Town of Bristol, Rhode Island**  
**Department of Community Development**  
**Zoning Board of Review**

COMMUNITY DEV.

2024 JUN 13 AM 8:10

### APPLICATION

File No: 2024-23

Accepted by ZEO: EMT 6/13/2024

|                        |                               |                                  |                   |
|------------------------|-------------------------------|----------------------------------|-------------------|
| <b>APPLICANT:</b>      | Name: <u>Michael V. Porco</u> |                                  |                   |
|                        | Address: <u>11 MEADOW LN</u>  |                                  |                   |
|                        | City: <u>BRISTOL</u>          | State: <u>RI</u>                 | Zip: <u>02809</u> |
|                        | Phone #: <u>401-225-2658</u>  | Email: <u>MVP11575@GMAIL.COM</u> |                   |
| <b>PROPERTY OWNER:</b> | Name: <u>MICHAEL V. PORCO</u> |                                  |                   |
|                        | Address: <u>11 MEADOW LN</u>  |                                  |                   |
|                        | City: <u>BRISTOL</u>          | State: <u>RI</u>                 | Zip: <u>02809</u> |
|                        | Phone #: <u>401-225-2658</u>  | Email: <u>MVP11575@GMAIL.COM</u> |                   |

1. Location of subject property: 11 MEADOW LN BRISTOL 02809  
 Assessor's Plat(s) #: 66 Lot(s) #: 26
2. Zoning district in which property is located: R-20
3. Zoning Approval(s) required (check all that apply):  
☒ Dimensional Variance(s)      ☐ Special Use Permit      ☐ Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?  
 Dimensional Variance Section(s): 28-142(D)(1) SIX FOOT MINIMUM FOR SHEDS  
 Special Use Permit Section(s): \_\_\_\_\_  
 Use Variance Section(s): \_\_\_\_\_
5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property? 18 years
7. Present use of property: PRIMARY HOME
8. Is there a building on the property at present? yes
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 1800 sqft home
10. Proposed use of property: SINGLE FAMILY HOME WITH ACCESSORY SHED

11. Give extent of proposed alterations: New Shed (8'x10') in backyard ~~at least~~ 2' from side/rear Property Lines
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): Shed 8' x 10'
13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:
- |   |                            |                            |
|---|----------------------------|----------------------------|
| Front lot line(s):  | Required Setback: _____    | Proposed Setback: _____    |
| Left side lot line:   | Required Setback: _____    | Proposed Setback: _____    |
| Right side lot line:  | Required Setback: <u>6</u> | Proposed Setback: <u>2</u> |
| Rear lot line:  | Required Setback: <u>6</u> | Proposed Setback: <u>2</u> |
| Building height:  | Required: _____            | Proposed: _____            |
| Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.): |                            |                            |
| Required: _____   | Proposed: _____            |                            |
13. Number of families before/after proposed alterations: 1 Before 1 After
14. Have you submitted plans for the above alterations to the Building Official? \_\_\_\_\_  
 If yes, has he refused a permit? \_\_\_\_\_  
 If refused, on what grounds? \_\_\_\_\_
15. Are there any easements on your property? NO (If yes, their location must be shown on site plan)
16. Which public utilities service the property? Water: BCWA Sewer: \_\_\_\_\_
17. Is the property located in the Bristol Historic District or is it an individually listed property? NO
18. Is the property located in a flood zone? NO If yes, which one?: \_\_\_\_\_

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: Michael V. Porco Date: 6/12/24

Print Name: Michael V. Porco

Property Owner's Signature: Michael V. Porco Date: 6/12/24

Print Name: Michael V. Porco

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_



To: Bristol Zoning Board

Fr: Michael V. Porco

Re: Statement for Variance Application

Property Address:

11 Meadow Lane  
Bristol, RI 02809

To whom it may concern,

I am requesting a variance to the six-foot setback requirements for accessory structures (SEC 28-142). I would like to install an 8' x 10' accessory shed in the right-hand corner of my back yard with a 2' set back from the property line. The shed will be used to store lawn, yard, pool equipment, bicycles and other sundry items. I am asking for a variance to the 6' requirement because this setback would put the shed too far into the center of my back yard. Currently there is 6' vinyl fencing around the perimeter of the property and various shrubs and trees obscuring the views to neighboring properties. Considering the size of the lot, the height of the fence and neighboring trees and shrubs, 2' still gives me access to the sides and rear of the shed and is a reasonable compromise. Please consider this variance as it would greatly enhance the utility of the property. Thank you for considering my application.

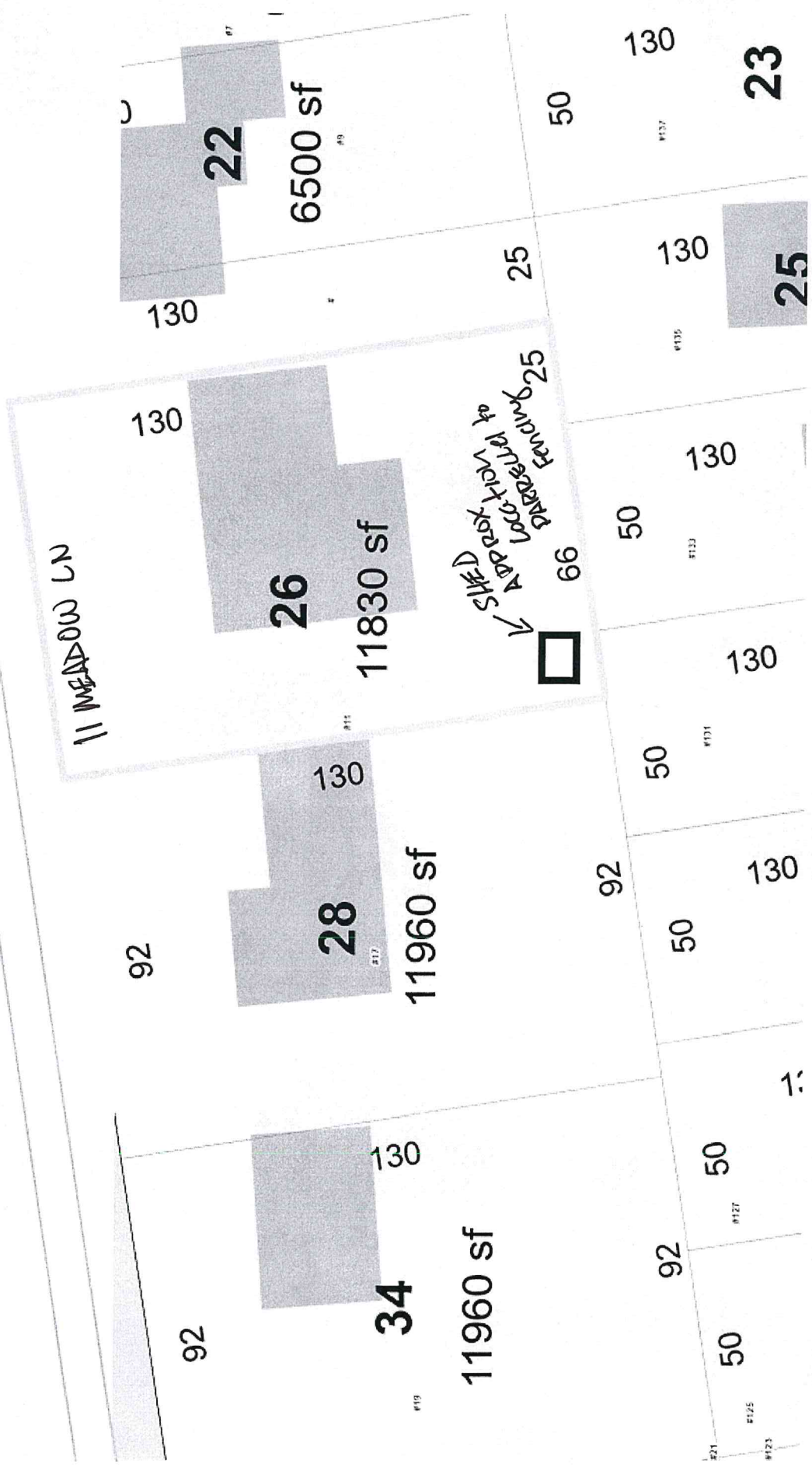
Sincerely,

A handwritten signature in black ink, appearing to read 'Michael V. Porco', with a long horizontal flourish extending to the right.

Michael V. Porco

Homeowner

Click to define area





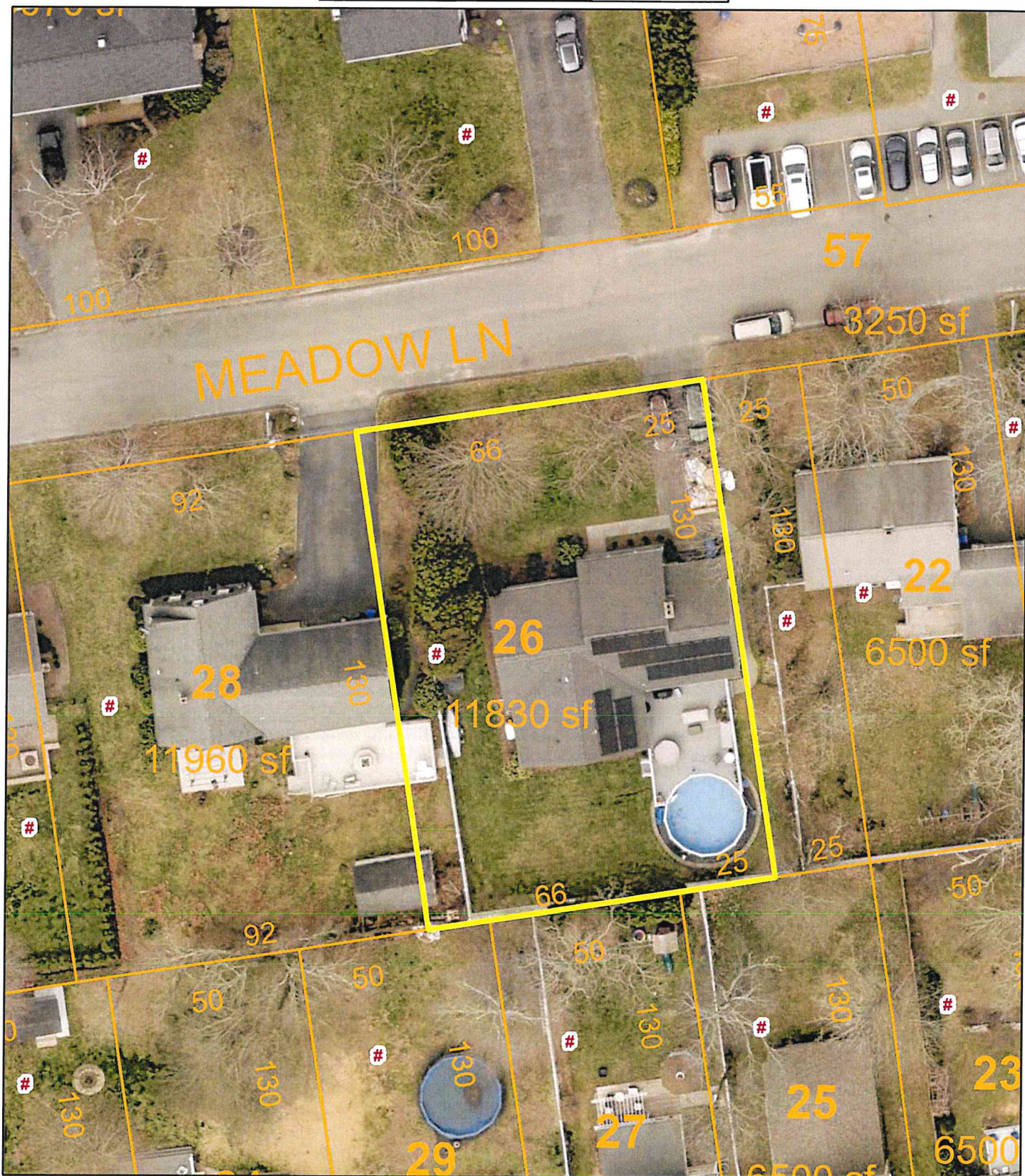


Bristol, RI

1 inch = 36 Feet

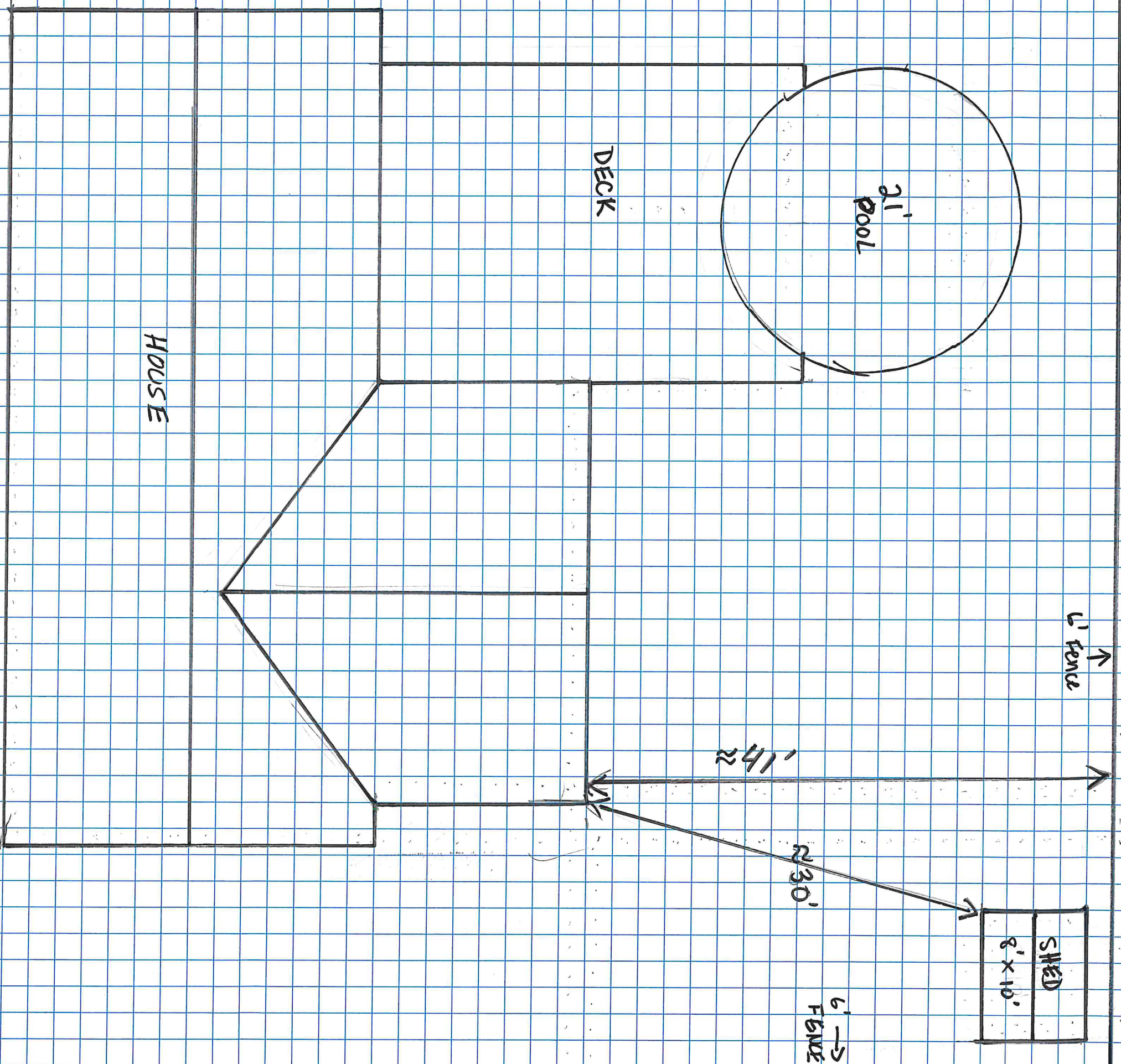
www.cai-tech.com

June 17, 2024



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SCALE 1 BOX = 2'





Owner

|         |  |            |         |
|---------|--|------------|---------|
| Owner 1 | PORCO, MICHAEL V.                      | 16-3360-01 | % Owned |
| Owner 2 |  |            | 0.00    |
| Owner 3 |  |            | 0.00    |
| Address | 11 MEADOW LANE, BRISTOL, RI 02809-0000 |            |         |

Previous Owners & Sales Information

| Grantor                 | Date       | Sale Price | Leg Ref  | NAL | Deed Type |
|-------------------------|------------|------------|----------|-----|-----------|
| STOWE, CHRISTOPHER C. & | 08/28/2006 | 389,000    | 1318-256 |     | W         |

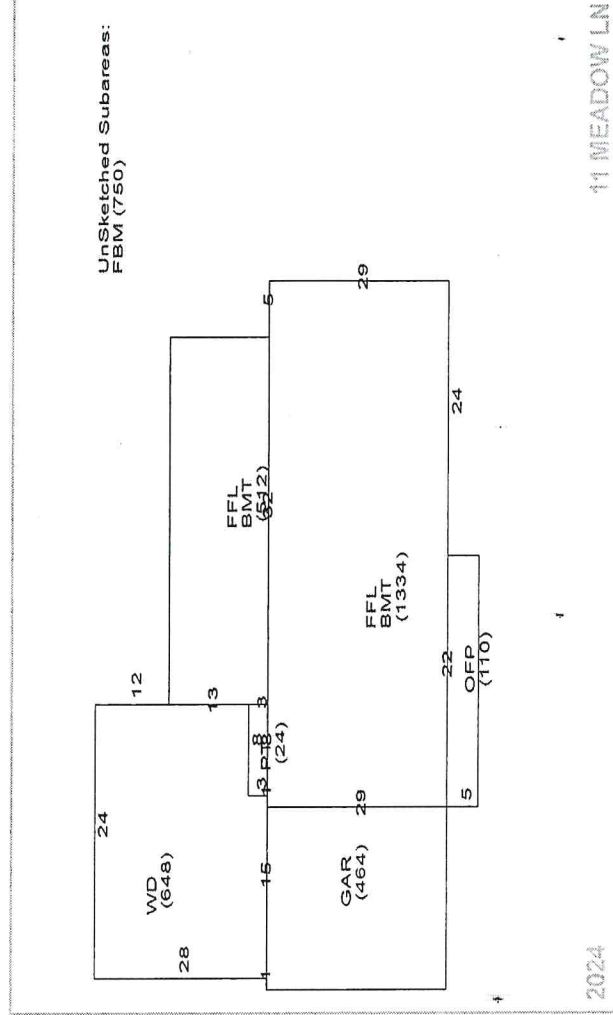
Assessment

| Use Code | Bldg Value | SF/YI Value | Land Size | Land Value | AG Credit | Assessed Value |
|----------|------------|-------------|-----------|------------|-----------|----------------|
| 01       | 267,500    | 400         | 0.27      | 183,400    | 0         | 451,300        |
| TOTAL    | 267,500    | 400         | 0.27      | 183,400    | 0         | 451,300        |

Source > Mkt Adj Cost VAL per SQ Unit/Card > 79.34 VAL per SQ Unit/Parcel > 79.34

Previous Assessments

| Year | LUC | Building | SF/YI | Land Size | Land    | AGR Credit | Appraised Value | Assessed Value |
|------|-----|----------|-------|-----------|---------|------------|-----------------|----------------|
| 2023 | 01  | 267,500  | 400   | 0         | 183,400 | 0          | 451,300         | 451,300        |
| 2022 | 01  | 267,500  | 400   | 0         | 183,400 | 0          | 451,300         | 451,300        |
| 2021 | 01  | 201,600  | 400   | 0         | 182,300 | 0          | 384,300         | 384,300        |
| 2020 | 01  | 196,100  | 400   | 0         | 182,300 | 0          | 378,800         | 378,800        |
| 2019 | 01  | 196,100  | 400   | 0         | 182,300 | 0          | 378,800         | 378,800        |
| 2018 | 01  | 156,100  | 400   | 0         | 165,700 | 0          | 322,200         | 322,200        |



Land Information

| Use Description | Units   | Unit Type | Land Type | LT Fact | Unit Price | Adjusted | Neigh | Inf 1 | Inf 1 % | Inf 2 | Inf 2 % | Inf 3 | Inf 3 % | Appr Value | Spec Land | Juris | Fact | Use Value |
|-----------------|---------|-----------|-----------|---------|------------|----------|-------|-------|---------|-------|---------|-------|---------|------------|-----------|-------|------|-----------|
| 1 01 Single Fam | 0.27158 | AC        | P         | 1.00    | 649,000    | 675,307  | F     |       |         |       |         |       |         | 183,400    |           | 1.00  |      | 0         |
| 2               |         |           |           |         |            |          |       |       |         |       |         |       |         |            |           |       |      |           |
| 3               |         |           |           |         |            |          |       |       |         |       |         |       |         |            |           |       |      |           |
| 4               |         |           |           |         |            |          |       |       |         |       |         |       |         |            |           |       |      |           |



11 MEADOW LN

Account: 4279

LUC 01

Zone R-20

Assessment

\$451,300



NORTHEAST

Building Information

| Description  | Story Height | Story        | Description      |
|--------------|--------------|--------------|------------------|
| BLDG Type    | 1            | COM Units    | 0                |
| RES Units    | 1            | Concrete     | Concrete         |
| Foundation   | Wood         | Frame 2      | %                |
| EXT Wall 1   | Wood Shnal   | EXT Wall 2   | %                |
| Roof Type 1  | Gable        | Roof Type 2  | %                |
| Roof Cover 1 | Asphalt Shir | Roof Cover 2 | %                |
| INT Wall 1   | Drywall      | INT Wall 2   | %                |
| Floors 1     | Hardwood     | Floors 2     | Ceramic Til % 15 |

|              |              |
|--------------|--------------|
| BMT Garages  | Color        |
| Plumbing     | Electrical   |
| Insulation   | INT vs EXT   |
| Heat Fuel    | Oil          |
| Heat Type    | Heat Type    |
| % Heat Sys   | % Heated     |
| % Solar HW   | % A/C        |
| % COM Wall   | % Vacuum     |
| Ceiling Type | Ceiling Type |
| Parking Type | % Sprinkled  |
| EXT View     |              |

Remodeling History

| Additions | Plumbing | Electric | Heating | General |
|-----------|----------|----------|---------|---------|
| Interior  |          |          |         |         |
| Exterior  |          |          |         |         |
| Kitchen   |          |          |         |         |
| Bath(s)   |          |          |         |         |

Condo Data

|           |   |
|-----------|---|
| Complex   |   |
| Location  |   |
| Tot Units |   |
| FL Level  |   |
| # Floors  | 0 |
| Bldg Seq  | 1 |

Building Permits

| Issue Date | Permit # | Closed Date | BP Type | Est. Cost | % Done | Status | Description/Directions  |
|------------|----------|-------------|---------|-----------|--------|--------|---|
| 04/23/2021 | P52080   |             | PLMB    | 1,800     |        | Closed | Install new kitchen sink, dishwasher, garbage disposal, ice maker, pot filler.  |
| 04/22/2021 | E52069   |             | ELEC    | 3,000     |        | Closed | Wire New Kitchen  |
| 03/05/2021 | B51794   |             | BLDG    | 22,000    |        | Closed | Relocate Kitchen to new location in rear room of house. Replace existing patio  |
| 06/27/2020 | B50603   |             | BLDG    | 20,000    |        | Closed | Add onto existing deck covering existing concrete patio                         |
| 06/18/2020 | B50539   | 08/21/2020  | BLDG    | 1,200     |        | Closed | Installation of new 21' Above Ground Pool                                       |
| 09/04/2018 | E47296   |             | ELEC    | 25,000    | 0      | Closed | Installation of a safe and code compliant, grid-tied PV solar system on an exis |
| 08/15/2018 | E47126   |             | ELEC    | 750       | 0      | Closed | PV Solar Change of Service RI Regrowth Work Order # 26795124                    |
| 06/25/2018 | S46666   |             | SLR     | 34,000    | 0      | Closed | One or Two Family Dwelling  |
| 04/12/2018 | M45785   |             | MECH    | 4,000     | 0      | Closed | place 11 Kw generator and pipe to natural gas supply                            |

Special Features & Yard Items

| Use | Description | A | V/S | Qty | Length | Width | SF Size | Quality | Condition | Year | Assessed Value |
|-----|-------------|---|-----|-----|--------|-------|---------|---------|-----------|------|----------------|
| 13  | Patio       | 1 | Y   | 1   |        |       | 168     | 3       | AV        | 1968 | 400            |
| 150 | Solar P     | 1 | Y   | 31  |        |       | 1       | 3       | AV        | 2017 | 0              |
| 151 | S Pump1     | 1 | Y   | 1   |        |       | 1       | 3       | AV        | 2000 | 0              |
| 5   | A/G Pool    | 1 | Y   |     |        |       | 347     | 0       |           | 2020 | 0              |

Room Counts by Floor

| Units  | # Rooms | # Bedrooms | Floor Level |
|--------|---------|------------|-------------|
| 1      | 1       | 6          | 3           |
| 2      |         |            | U           |
| 3      |         |            |             |
| 4      |         |            |             |
| Totals | 1       | 6          | 3           |





# 11 Meadow Lane - 300' Radius

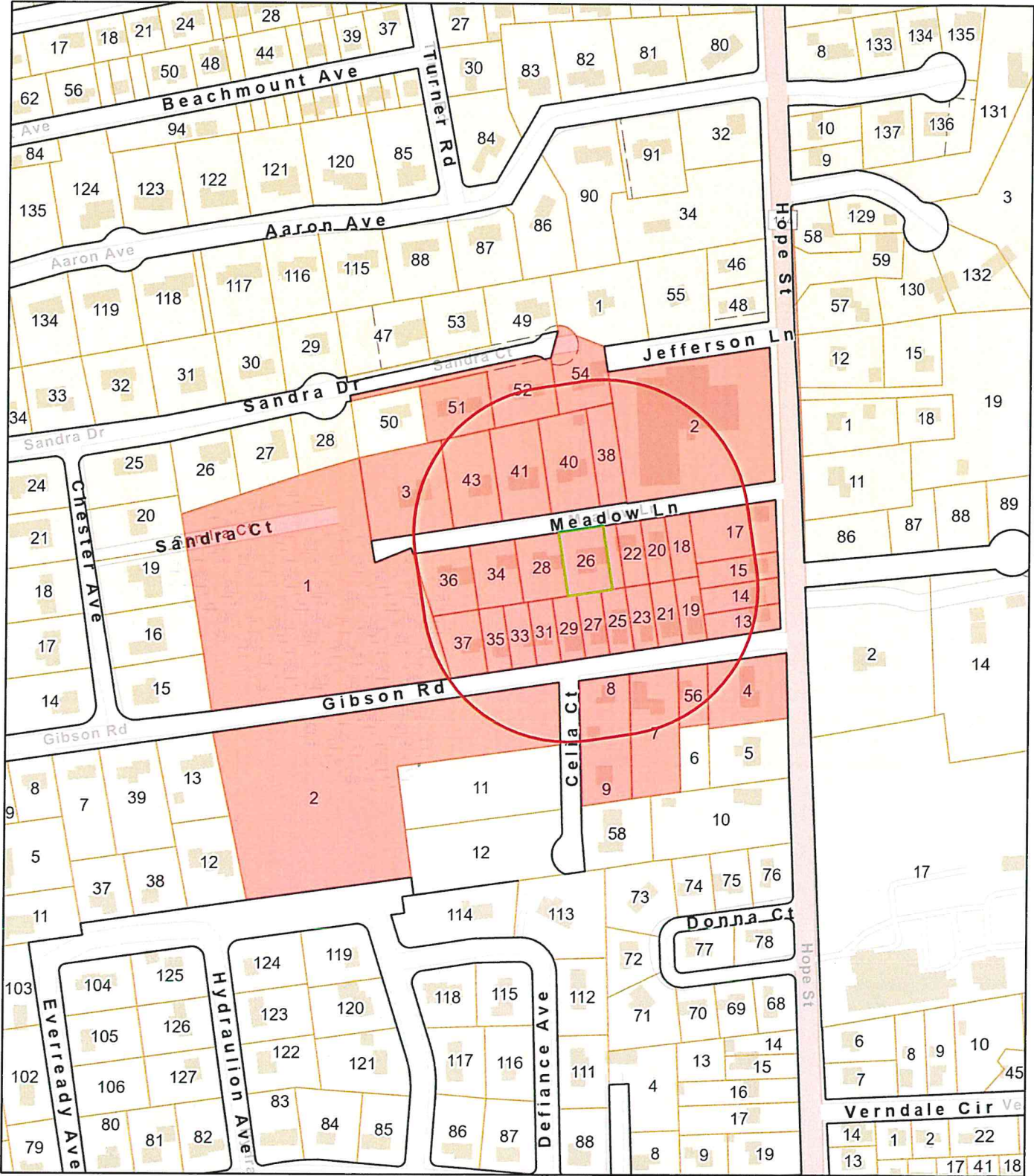
Bristol, RI

1 inch = 282 Feet



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June 13, 2024



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# 300 feet Abutters List Report

Bristol, RI  
June 13, 2024

## Subject Property:

Parcel Number: 66-26  
CAMA Number: 66-26  
Property Address: 11 MEADOW LN

Mailing Address: PORCO, MICHAEL V.  
11 MEADOW LANE  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 66-13  
CAMA Number: 66-13  
Property Address: 1215 HOPE ST

Mailing Address: ANTONEVICH, KARL W ET UX KYLE T.  
ANTONEVICH TE  
1215 HOPE ST.  
BRISTOL, RI 02809

Parcel Number: 66-14  
CAMA Number: 66-14  
Property Address: 1217 HOPE ST

Mailing Address: ROGERS, DANIELLE MICHAEL P. TE  
1217 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 66-15  
CAMA Number: 66-15  
Property Address: 1219 HOPE ST

Mailing Address: PICA, JOHN J JR. ET UX JILL A.  
1219 HOPE STREET  
BRISTOL, RI 02809

Parcel Number: 66-17  
CAMA Number: 66-17  
Property Address: 1223 HOPE ST

Mailing Address: CHESHIRE, SUSAN J.  
1223 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 66-18  
CAMA Number: 66-18  
Property Address: MEADOW LN

Mailing Address: LIMA, JOSEPH JULIETTE LIFE EST  
141 GIBSON ROAD  
BRISTOL, RI 02809

Parcel Number: 66-19  
CAMA Number: 66-19  
Property Address: 141 GIBSON RD

Mailing Address: LIMA, JOSEPH JULIETTE LIFE EST  
141 GIBSON ROAD  
BRISTOL, RI 02809

Parcel Number: 66-2  
CAMA Number: 66-2  
Property Address: 1225 HOPE ST

Mailing Address: ROCKWELL SCHOOL C/O BRISTOL  
SCHOOL DEPT  
151 STATE ST  
BRISTOL, RI 02809

Parcel Number: 66-20  
CAMA Number: 66-20  
Property Address: 7 MEADOW LN

Mailing Address: DONATO, PATRICIA  
7 MEADOW LANE  
BRISTOL, RI 02809

Parcel Number: 66-21  
CAMA Number: 66-21  
Property Address: 139 GIBSON RD

Mailing Address: CORCORAN, MARY D. LIFE EST  
PEPERE, KIM SQUATRITO, KELLY, ET  
C/O 139 GIBSON RD  
BRISTOL, RI 02809

Parcel Number: 66-22  
CAMA Number: 66-22  
Property Address: 9 MEADOW LN

Mailing Address: TAVARES, CYNTHIA  
9 MEADOW LANE  
BRISTOL, RI 02809



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6/13/2024

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Page 1 of 4





# 300 feet Abutters List Report

Bristol, RI  
June 13, 2024

|   |  |
|---|--|
| Parcel Number: 66-23<br>CAMA Number: 66-23<br>Property Address: 137 GIBSON RD | Mailing Address: BLOUNT, KEVIN JAMES & BLOUNT, STACEY LEIGH TRUSTEES<br>137 GIBSON RD<br>BRISTOL, RI 02809       |
| Parcel Number: 66-25<br>CAMA Number: 66-25<br>Property Address: 135 GIBSON RD | Mailing Address: VIERA, JOHN E ET UX LINDA L TE<br>135 GIBSON ROAD<br>BRISTOL, RI 02809                          |
| Parcel Number: 66-26<br>CAMA Number: 66-26<br>Property Address: 11 MEADOW LN  | Mailing Address: PORCO, MICHAEL V.<br>11 MEADOW LANE<br>BRISTOL, RI 02809  |
| Parcel Number: 66-27<br>CAMA Number: 66-27<br>Property Address: 133 GIBSON RD | Mailing Address: CHAMBERLIN, KURT C & FELICIA B TE<br>133 GIBSON RD<br>BRISTOL, RI 02809                         |
| Parcel Number: 66-28<br>CAMA Number: 66-28<br>Property Address: 17 MEADOW LN  | Mailing Address: ARCELLO, VINCENT G VIVIAN, LIFE ESTATE<br>17 MEADOW LANE<br>BRISTOL, RI 02809                   |
| Parcel Number: 66-29<br>CAMA Number: 66-29<br>Property Address: 131 GIBSON RD | Mailing Address: COSTA, SUSAN M<br>131 GIBSON ROAD<br>BRISTOL, RI 02809  |
| Parcel Number: 66-3<br>CAMA Number: 66-3<br>Property Address: 20 MEADOW LN    | Mailing Address: PANSA, THOMAS G & CAMILLE L LE TRUSTEES-PANSA FAMILY TRUST<br>20 MEADOW LN<br>BRISTOL, RI 02809 |
| Parcel Number: 66-33<br>CAMA Number: 66-33<br>Property Address: 127 GIBSON RD | Mailing Address: GARCIA, MIRANDA N<br>127 GIBSON RD<br>BRISTOL, RI 02809   |
| Parcel Number: 66-34<br>CAMA Number: 66-34<br>Property Address: 19 MEADOW LN  | Mailing Address: DONAHUE, EMILY<br>19 MEADOW LN<br>BRISTOL, RI 02809   |
| Parcel Number: 66-35<br>CAMA Number: 66-35<br>Property Address: 125 GIBSON RD | Mailing Address: MELLO, JOHN & MARIE MONTEIRO TE<br>125 GIBSON ROAD<br>BRISTOL, RI 02809                         |
| Parcel Number: 66-36<br>CAMA Number: 66-36<br>Property Address: 21 MEADOW LN  | Mailing Address: HINES, PATRICK J & RANDI L TE<br>21 MEADOW LN<br>BRISTOL, RI 02809                              |
| Parcel Number: 66-37<br>CAMA Number: 66-37<br>Property Address: 123 GIBSON RD | Mailing Address: MASSE, RAYMOND G ELAINE (LIFE EST)<br>123 GIBSON<br>BRISTOL, RI 02809                           |



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6/13/2024

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Page 2 of 4





# 300 feet Abutters List Report

Bristol, RI  
June 13, 2024

|   |   |
|---|---|
| Parcel Number: 66-38<br>CAMA Number: 66-38<br>Property Address: MEADOW LN     | Mailing Address: TOWN OF BRISTOL<br>10 COURT ST<br>BRISTOL, RI 02809  |
| Parcel Number: 66-4<br>CAMA Number: 66-4<br>Property Address: 1205 HOPE ST    | Mailing Address: TEIXEIRA, VINCENT V REM: KATE<br>TEIXEIRA TRUSTEE 4-3-2015 IRREVOC<br>1205 HOPE ST<br>BRISTOL, RI 02809-1143       |
| Parcel Number: 66-40<br>CAMA Number: 66-40<br>Property Address: 14 MEADOW LN  | Mailing Address: TAVARES, RICHARD J & ANNALEE<br>TRUSTEES<br>14 MEADOW LN<br>BRISTOL, RI 02809                                      |
| Parcel Number: 66-41<br>CAMA Number: 66-41<br>Property Address: 16 MEADOW LN  | Mailing Address: LAUTIERI, DOMINIC J. COURTNEY S.<br>16 MEADOW LN<br>BRISTOL, RI 02809  |
| Parcel Number: 66-43<br>CAMA Number: 66-43<br>Property Address: 18 MEADOW LN  | Mailing Address: THIBAUT JR, MAURICE & WENDY TE<br>18 MEADOW LN<br>BRISTOL, RI 02809  |
| Parcel Number: 66-51<br>CAMA Number: 66-51<br>Property Address: 37 SANDRA CT  | Mailing Address: CARUSO, PAUL M. ET UX NANCY A.<br>CARUSO TE<br>37 SANDRA CT<br>BRISTOL, RI 02809                                   |
| Parcel Number: 66-52<br>CAMA Number: 66-52<br>Property Address: 41 SANDRA CT  | Mailing Address: NOWAK, FRANCIS W & PICHE, DIANNE E<br>- TRUSTEES NOWARK-PICHE FAMILY<br>TRUST<br>41 SANDRA CT<br>BRISTOL, RI 02809 |
| Parcel Number: 66-54<br>CAMA Number: 66-54<br>Property Address: 45 SANDRA CT  | Mailing Address: RESNICK, CLAY B & JENNIFER L TE<br>45 SANDRA CT<br>BRISTOL, RI 02809   |
| Parcel Number: 66-56<br>CAMA Number: 66-56<br>Property Address: 142 GIBSON RD | Mailing Address: PROTO, CHERYL A.<br>142 GIBSON RD<br>BRISTOL, RI 02809   |
| Parcel Number: 66-57<br>CAMA Number: 66-57<br>Property Address: MEADOW LN     | Mailing Address: TAVARES, CYNTHIA<br>9 MEADOW LANE<br>BRISTOL, RI 02809   |
| Parcel Number: 66-7<br>CAMA Number: 66-7<br>Property Address: 138 GIBSON RD   | Mailing Address: VACURA, RICHARD J & MOLLY M TE<br>138 GIBSON RD<br>BRISTOL, RI 02809   |
| Parcel Number: 66-8<br>CAMA Number: 66-8<br>Property Address: 134 GIBSON RD   | Mailing Address: BATISTA, KYLE J. & JANELLE M.<br>134 GIBSON RD<br>BRISTOL, RI 02809  |



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6/13/2024

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Page 3 of 4



# 300 feet Abutters List Report

Bristol, RI  
June 13, 2024

|                   |            |                  |                              |
|-------------------|------------|------------------|------------------------------|
| Parcel Number:    | 66-9       | Mailing Address: | OBELENUS, JOSEPH J & ELENA K |
| CAMA Number:      | 66-9       |                  | TRUSTEES TRUST 12-7-2015     |
| Property Address: | 4 CELIA CT |                  | 4 CELIA COURT                |
|                   |            |                  | BRISTOL, RI 02809            |
| Parcel Number:    | 67-1       | Mailing Address: | TOWN OF BRISTOL              |
| CAMA Number:      | 67-1       |                  | 10 COURT ST                  |
| Property Address: | GIBSON RD  |                  | BRISTOL, RI 02809            |
| Parcel Number:    | 67-2       | Mailing Address: | TOWN OF BRISTOL              |
| CAMA Number:      | 67-2       |                  | 10 COURT ST                  |
| Property Address: | GIBSON RD  |                  | BRISTOL, RI 02809            |



[www.cai-tech.com](http://www.cai-tech.com)

ANTONEVICH, KARL W ET UX  
KYLE T. ANTONEVICH TE  
1215 HOPE ST.  
BRISTOL, RI 02809

DONATO, PATRICIA  
7 MEADOW LANE  
BRISTOL, RI 02809

PICA, JOHN J JR.  
ET UX JILL A.  
1219 HOPE STREET  
BRISTOL, RI 02809

ARCELLO, VINCENT G  
VIVIAN, LIFE ESTATE  
17 MEADOW LANE  
BRISTOL, RI 02809

GARCIA, MIRANDA N  
127 GIBSON RD  
BRISTOL, RI 02809

PORCO, MICHAEL V.  
11 MEADOW LANE  
BRISTOL, RI 02809

BATISTA, KYLE J. & JANELL  
134 GIBSON RD  
BRISTOL, RI 02809

HINES, PATRICK J &  
RANDI L TE  
21 MEADOW LN  
BRISTOL, RI 02809

PROTO, CHERYL A.  
142 GIBSON RD  
BRISTOL, RI 02809

BLOUNT, KEVIN JAMES &  
BLOUNT, STACEY LEIGH TRUS  
137 GIBSON RD  
BRISTOL, RI 02809

LAUTIERI, DOMINIC J.  
COURTNEY S.  
16 MEADOW LN  
BRISTOL, RI 02809

RESNICK, CLAY B & JENNIFE  
45 SANDRA CT  
BRISTOL, RI 02809

CARUSO, PAUL M. ET UX  
NANCY A. CARUSO TE  
37 SANDRA CT  
BRISTOL, RI 02809

LIMA, JOSEPH  
JULIETTE LIFE EST  
141 GIBSON ROAD  
BRISTOL, RI 02809

ROCKWELL SCHOOL  
C/O BRISTOL SCHOOL DEPT  
151 STATE ST  
BRISTOL, RI 02809

CHAMBERLIN, KURT C & FELI  
133 GIBSON RD  
BRISTOL, RI 02809

MASSE, RAYMOND G  
ELAINE (LIFE EST  
123 GIBSON  
BRISTOL, RI 02809

ROGERS, DANIELLE  
MICHAEL P. TE  
1217 HOPE ST  
BRISTOL, RI 02809

CHESHIRE, SUSAN J.  
1223 HOPE ST  
BRISTOL, RI 02809

MELLO, JOHN & MARIE MONTE  
125 GIBSON ROAD  
BRISTOL, RI 02809

TAVARES, CYNTHIA  
9 MEADOW LANE  
BRISTOL, RI 02809

CORCORAN, MARY D. LIFE E  
PEPERE, KIM SQUATRITO, KELL  
C/O 139 GIBSON RD  
BRISTOL, RI 02809

NOWAK, FRANCIS W & PICHE,  
NOWARK-PICHE FAMILY TRUST  
41 SANDRA CT  
BRISTOL, RI 02809

TAVARES, RICHARD J & ANNA  
TRUSTEES  
14 MEADOW LN  
BRISTOL, RI 02809

COSTA, SUSAN M  
131 GIBSON ROAD  
BRISTOL, RI 02809

OBELENUS, JOSEPH J & ELEN  
TRUST 12-7-2015  
4 CELIA COURT  
BRISTOL, RI 02809

TEIXEIRA, VINCENT V  
REM: KATE TEIXEIRA TRUSTE  
1205 HOPE ST  
BRISTOL, RI 02809-1143

DONAHUE, EMILY  
19 MEADOW LN  
BRISTOL, RI 02809

PANSA, THOMAS G & CAMILLE  
TRUSTEES-PANSA FAMILY TRU  
20 MEADOW LN  
BRISTOL, RI 02809

THIBAUT JR, MAURICE &  
WENDY TE  
18 MEADOW LN  
BRISTOL, RI 02809



TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

VACURA, RICHARD J &  
MOLLY M TE  
138 GIBSON RD  
BRISTOL, RI 02809

VIERA, JOHN E ET UX LINDA  
135 GIBSON ROAD  
BRISTOL, RI 02809



**Town of Bristol, Rhode Island**  
**Zoning Board of Review**

10 Court Street  
 Bristol, RI 02809  
 401-253-7000  
 www.bristolri.gov

File #2024-24

**PUBLIC HEARING**

Notice is hereby given by the Zoning Board of Review  
 that a public hearing will be held on the following application:

**Monday, July 15, 2024**

**at 7:00 P.M.**

**Bristol Town Hall**

**10 Court Street**

APPLICANT: **Vasco Castro, III**

PROPERTY OWNER: **Lori Lee Castro, Trustee of The Castro Family Living Trust**

LOCATION: **101 Woodlawn Avenue**

PLAT: **41** LOT: **144**

ZONE: **Residential R-10**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a six foot high fence, portions of which would be located within the front yard from Dewolf Avenue at a height greater than permitted in a front yard on a corner lot.

Edward M. Tanner,  
 Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, July 11, 2024.



## Town of Bristol, Rhode Island Zoning Board of Review

### STAFF REPORT FOR:

FILE NO. **2024-24**

APPLICANT: Vasco Castro, III and Lori Lee Castro, Trustee of The Castro Family Living Trust

LOCATION: 101 Woodlawn Avenue

PLAT: 41

LOT: 144

ZONE: R-10

### APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:


Construct a six foot high fence, portions of which would be located within the front yard from Dewolf Avenue at a height greater than permitted in a front yard on a corner lot.

### COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

### FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct fencing along a portion of the front yard of this residential property located on the northerly side of Woodlawn Avenue and the easterly side of Dewolf Avenue. The applicant proposes installation of a 6 foot high cedar stockade fence along a portion of the westerly property line at Dewolf Avenue. As depicted on the site plan submitted with this application, the fence would extend from the existing driveway northerly for approximately 54 feet to the north property line. The proposed fence would be located directly in front of a row of arborvitae trees and approximately 15 feet from the paved roadway. As this is a corner lot, it has two front yards for purposes of determining zoning dimensional requirements. Section 28-146(b)(1) of the zoning ordinance permits fences within the front yard portion of a property to a maximum height of 4 feet.

  
Edward M. Tanner, Zoning Officer

7/1/2024





Town of Bristol, Rhode Island  
 Department of Community Development  
 Zoning Board of Review

File No: 2024-24

Accepted by ZEO: *ent 6/14/24*

### APPLICATION

|                        |                                  |                                  |                   |
|------------------------|----------------------------------|----------------------------------|-------------------|
| <b>APPLICANT:</b>      | Name: <u>VASCO CASTRO III</u>    |                                  |                   |
|                        | Address: <u>101 WOODLAWN AVE</u> |                                  |                   |
|                        | City: <u>BRISTOL</u>             | State: <u>RI</u>                 | Zip: <u>02807</u> |
|                        | Phone #: <u>401-317-5728</u>     | Email: <u>CASTRO1600@QDL.COM</u> |                   |
| <b>PROPERTY OWNER:</b> | Name: <u>SAME</u>                |                                  |                   |
|                        | Address: _____                   |                                  |                   |
|                        | City: _____                      | State: _____                     | Zip: _____        |
|                        | Phone #: _____                   | Email: _____                     |                   |

1. Location of subject property: 101 WOODLAWN AVE

Assessor's Plat(s) #: 41

Lot(s) #: 144

2. Zoning district in which property is located: R-10

3. Zoning Approval(s) required (check all that apply):

☒ Dimensional Variance(s)      ☐ Special Use Permit      ☐ Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?

Dimensional Variance Section(s): SEC 28-146 FENCES

Special Use Permit Section(s): \_\_\_\_\_

Use Variance Section(s): \_\_\_\_\_

5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property? 12 yrs

7. Present use of property: Residential

8. Is there a building on the property at present? X

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): \_\_\_\_\_

10. Proposed use of property: N/A

11. Give extent of proposed alterations: 6' height for a fence on a corner lot.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): N/A

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

|   |                         |                         |
|---|-------------------------|-------------------------|
| Front lot line(s):  | Required Setback: _____ | Proposed Setback: _____ |
| Left side lot line:   | Required Setback: _____ | Proposed Setback: _____ |
| Right side lot line:  | Required Setback: _____ | Proposed Setback: _____ |
| Rear lot line:  | Required Setback: _____ | Proposed Setback: _____ |
| Building height:  | Required: _____         | Proposed: _____         |
| Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.): |                         |                         |
| Required: <u>Fence Height 6' 4"</u>   | Proposed: <u>6'</u>     |                         |

13. Number of families before/after proposed alterations: \_\_\_\_\_ Before \_\_\_\_\_ After

14. Have you submitted plans for the above alterations to the Building Official? \_\_\_\_\_  
 If yes, has he refused a permit? \_\_\_\_\_  
 If refused, on what grounds? \_\_\_\_\_

15. Are there any easements on your property? \_\_\_\_\_ (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: ☒ Sewer: \_\_\_\_\_

17. Is the property located in the Bristol Historic District or is it an individually listed property? NO

18. Is the property located in a flood zone? NO If yes, which one?: \_\_\_\_\_

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: [Signature] Date: 6/14/24

Print Name: VASCO CASTRO III

Property Owner's Signature: [Signature] Date: 6/14/24

Print Name: SAME

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: N/A Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

**Ed Tanner**

---

**From:** castro1600@aol.com  
**Sent:** Friday, June 14, 2024 10:34 AM  
**To:** Ed Tanner  
**Subject:** 101 Woodlawn Ave Corner Lot Fence Height Variance Request

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Zoning Board of Review,

I am requesting a height variance to install a 6' high stockade fence on the side yard (Dewolf Ave) of a corner lot. We currently have an existing row of mature Arbrovitea's which are constanly being damaged by deer. The damage to the Abrovitea's significantly reduces the privacy of our back yard.

We do not plan on removing the mature shrubs. The fence will be constructed utilizing high quality cedar fence and post materials. Thank you in advance for your attention to this matter.

Sincerely,

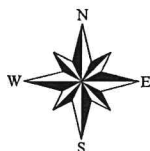
Skip Castro

Ed,

Please attach this document to the variance application.

Thank you

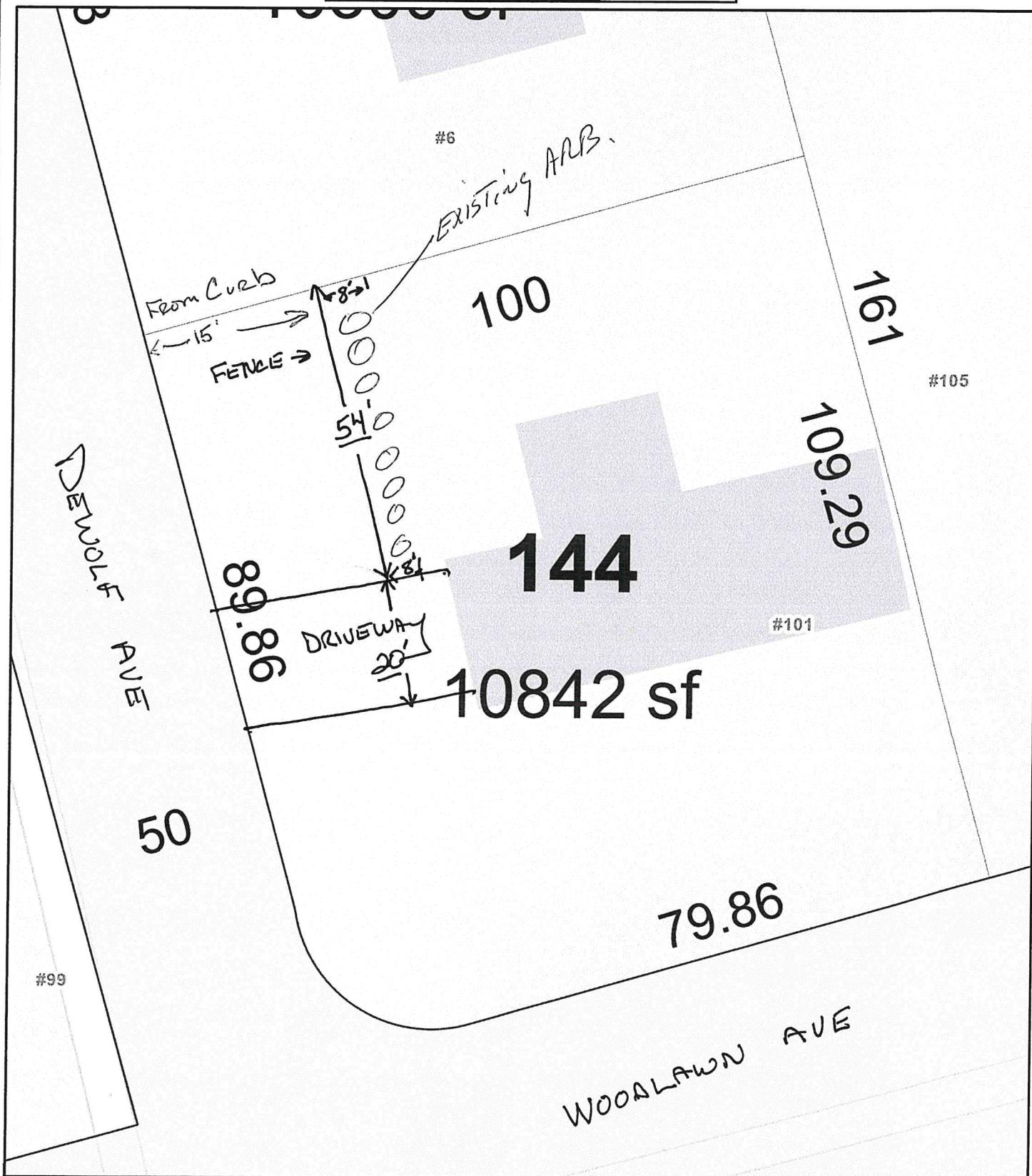




**CAI Technologies**  
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

June 13, 2024



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Bristol, RI

1 inch = 36 Feet

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June 17, 2024



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Building Information

| BLDG Type    | Colonial     | Story Height | 2 Story      | Description |
|--------------|--------------|--------------|--------------|-------------|
| RES Units    | 1            | COM Units    | 0            |             |
| Foundation   | Concrete     | BMT Floor    | Concrete     |             |
| Frame 1      | Wood         | Frame 2      | %            |             |
| EXT Wall 1   | Wood Shnal   | EXT Wall 2   | Clapboard    | 20          |
| Roof Type 1  | Gambrel      | Roof Type 2  | %            |             |
| Roof Cover 1 | Asphalt Shin | Roof Cover 2 | %            |             |
| INT Wall 1   | Drywall      | INT Wall 2   | %            |             |
| Floors 1     | Hardwood     | Floors 2     | %            |             |
| BMT Garages  |              | Color        |              |             |
| Plumbing     |              | Electrical   |              |             |
| Insulation   |              | INT vs EXT   |              |             |
| Heat Fuel    | Oil          | Heat Type    | BB Hot Water |             |
| # Heat Sys   |              | % Heated     | 100          |             |
| % Solar HW   |              | % A/C        |              |             |
| % COM Wall   |              | % Vacuum     |              |             |
| Ceil HGT     |              | Ceiling Type |              |             |
| Parking Type |              | % Sprinkled  |              |             |
| EXT View     |              |              |              |             |

Other Factors

| Grade      | Q4   | Q4       | Flood Hazard |
|------------|------|----------|--------------|
| Year Built | 1965 | EFF Year | Topography   |
| Alt LUC    |      | Alt %    | Street       |
|            |      | 0.00     | Traffic      |
|            |      |          | Bas \$/SQ    |
|            |      |          | Size Adj     |
|            |      |          | Constr Adj   |
|            |      |          | Adj \$/SQ    |
|            |      |          | 129.78       |
|            |      |          | 33.500       |
|            |      |          | 1.00         |
|            |      |          | 1.00         |
|            |      |          | 1.00         |
|            |      |          | 351,840      |
|            |      |          | 94,997       |
|            |      |          | 256,843      |
|            |      |          | 27.0         |
|            |      |          | 27.0         |

Depreciation

| Condition  | GD | GD - Good | %            |
|------------|----|-----------|--------------|
| Functional | -  | 0.0       | Other Featrs |
| Economic   | -  | 0.0       | Grade Fac    |
| Special    | -  | 0.0       | Neigh Infl   |
| OV         | -  | 0.0       | Land Factor  |
|            |    |           | Adj Total    |
|            |    |           | 351,840      |
|            |    |           | 94,997       |
|            |    |           | 256,843      |
|            |    |           | 27.0         |
|            |    |           | 27.0         |

Remodeling History

| Additions | Plumbing | Complex   |
|-----------|----------|-----------|
| Interior  | Electric | Location  |
| Exterior  | Heating  | Tot Units |
| Kitchen   | General  | FL Level  |
| Bath(s)   |          | # Floors  |
|           |          | 0         |
|           |          | 1         |

Condo Data

|           |   |
|-----------|---|
| Complex   |   |
| Location  |   |
| Tot Units |   |
| FL Level  |   |
| # Floors  | 0 |
| Bldg Seq  | 1 |

Notes

LIFE ESTATE MANUEL JANUARIO EAS

Building Permits

| Issue Date | Permit #  | Closed Date | BP Type | Est. Cost | % Done | Status | Description/Directions   |
|------------|-----------|-------------|---------|-----------|--------|--------|--|
| 05/27/2020 | B50396    |             | BLDG    | 9,000     |        | Closed | Strip existing cedar siding and replace with new cedar siding approximately 1. |
| 03/21/2014 | 73-14-M   | 09/29/2014  | MECH    | 9,000     |        | Closed | REPLACE OIL BOILER ADD 500 GAL PROPANE TANK FOR FIP AND STOVE                  |
| 03/21/2014 | M13795    |             | MECH    | 0         |        | Closed | REPLACE OIL FIRED BOILER AND INSTALL 500 GALLON PROPANE TANK ANI               |
| 02/19/2014 | 0031-14-B | 12/20/2014  | BLDG    | 5,000     |        | Closed | RENOVATE KITCHEN FLRG CABINETS KIT WINDOW REPLASTER CEILING                    |
| 02/19/2014 | B30871    |             | BLDG    | 0         |        | Closed | RENOVATE EXISTING KITCHEN, TO INCLUDE FLOORING, CABINETS, REPLAI               |
| 08/02/2006 | B27173    |             | BLDG    | 0         |        | Closed | 21 REPLACEMENT WINDOWSNO STRUCTURAL CHANGES                                    |

Sub-Area Detail

| Code  | Description | Area  | Fin. Area | Rate   | Undeo V |
|-------|-------------|-------|-----------|--------|---------|
| FFL   | 1st FLOOR   | 1,368 | 1,368     | 129.78 | 177,539 |
| SFL   | 2nd FLOOR   | 816   | 816       | 129.78 | 105,900 |
| BMT   | BASEMENT    | 816   | 0         | 19.47  | 15,888  |
| GAR   | GARAGE      | 440   | 0         | 39.09  | 17,200  |
| OFF   | OPEN PORCH  | 48    | 0         | 21.50  | 1,032   |
| PT    | PATIO       | 280   | 0         | 2.79   | 781     |
| Total |             | 3,768 | 2,184     |        | 318,340 |

Special Features & Yard Items

| Use | Description | A | Y/S | Qty | Length | Width | SF Size | Quality | Condition | Year | Assessed Value |
|-----|-------------|---|-----|-----|--------|-------|---------|---------|-----------|------|----------------|
| 1   | Shed        | 1 | Y   | 1   |        |       | 80      | 0       | AV        | 1965 | 0              |
| 2   |             |   |     |     |        |       |         |         |           |      |                |
| 3   |             |   |     |     |        |       |         |         |           |      |                |
| 4   |             |   |     |     |        |       |         |         |           |      |                |
| 5   |             |   |     |     |        |       |         |         |           |      |                |
| 6   |             |   |     |     |        |       |         |         |           |      |                |
| 7   |             |   |     |     |        |       |         |         |           |      |                |
| 8   |             |   |     |     |        |       |         |         |           |      |                |
| 9   |             |   |     |     |        |       |         |         |           |      |                |
| 10  |             |   |     |     |        |       |         |         |           |      |                |

Other Info.

|            |  |
|------------|--|
| AFDU       |  |
| TermRental |  |
| PriorID1c  |  |
| PriorID2a  |  |
| PriorID2b  |  |
| PriorID2c  |  |
| PriorID3a  |  |
| PriorID3b  |  |
| PriorID3c  |  |

Room Counts by Floor

| Units  | # Rooms | # Bedrooms | Floor Level |
|--------|---------|------------|-------------|
| 1      | 1       | 3          | U           |
| 2      | 7       |            |             |
| 3      |         |            |             |
| 4      |         |            |             |
| Totals | 1       | 7          | 3           |





# 101 Woodlawn Avenue - 300' Radius

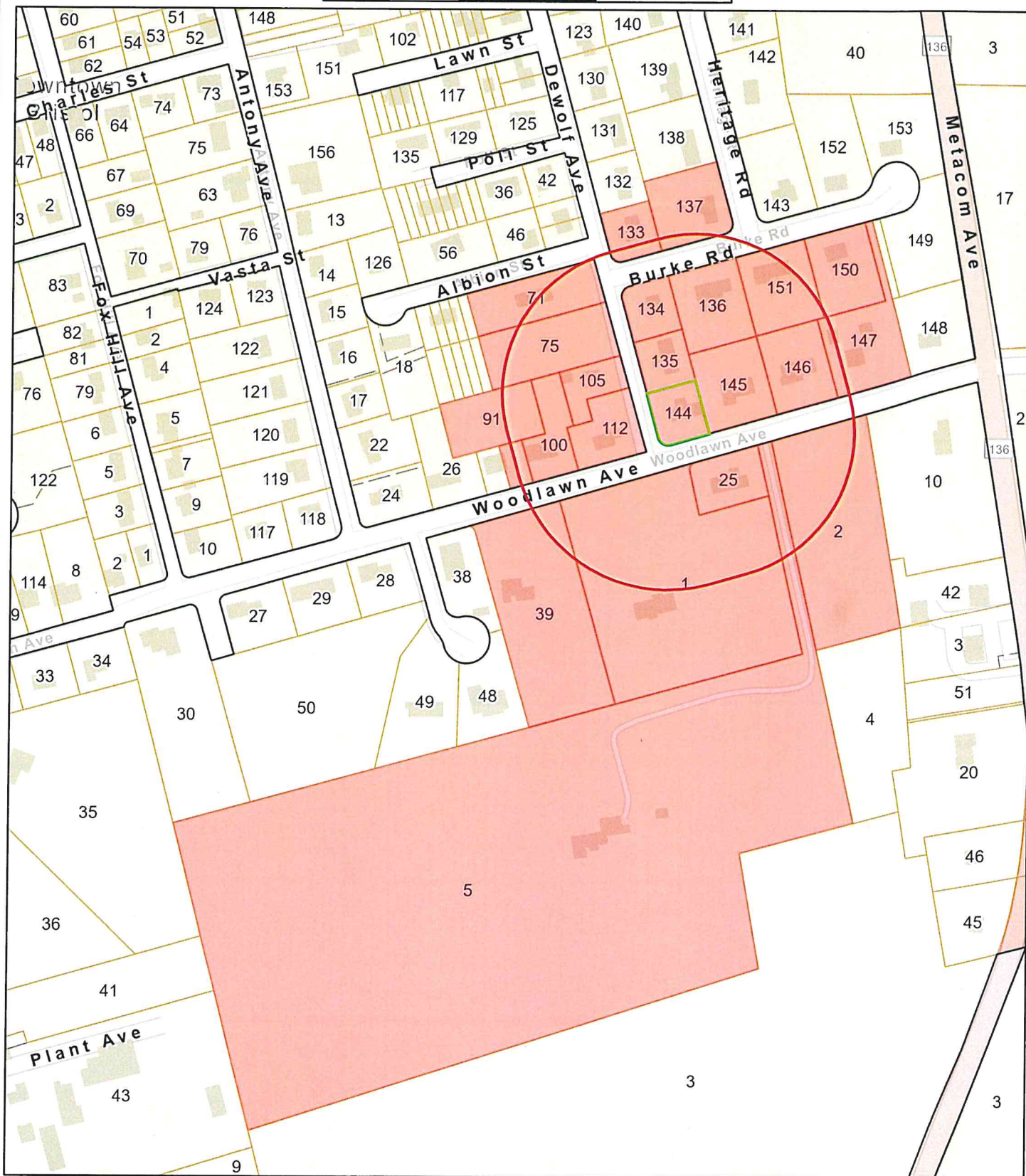
Bristol, RI

1 inch = 282 Feet



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June 14, 2024



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# 300 feet Abutters List Report

Bristol, RI  
June 14, 2024

## Subject Property:

Parcel Number: 41-144  
CAMA Number: 41-144  
Property Address: 101 WOODLAWN AVE

Mailing Address: CASTRO, LORI LEE TRUSTEE  
101 WOODLAWN AVE  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 161-1  
CAMA Number: 161-1  
Property Address: 100 WOODLAWN AVE

Mailing Address: COSTA, LIBERTO F. LINDA TRUSTEES  
100 WOODLAWN AVE  
BRISTOL, RI 02809

Parcel Number: 161-2  
CAMA Number: 161-2  
Property Address: WOODLAWN AVE

Mailing Address: JAMES F. DEWOLF CEMETARY C/O  
MRS. HAROLD PAYSON  
131 FERRY RD  
BRISTOL, RI 02809

Parcel Number: 161-25  
CAMA Number: 161-25  
Property Address: 104 WOODLAWN AVE

Mailing Address: WALLACE, WAYNE G JOAN D TE  
104 WOODLAWN AVE  
BRISTOL, RI 02809

Parcel Number: 161-39  
CAMA Number: 161-39  
Property Address: 90 WOODLAWN AVE

Mailing Address: CHALMERS, ROBERT M. ET UX MARCIA  
E. CHALMERS TE  
PO BOX 1047  
BRISTOL, RI 02809

Parcel Number: 161-5  
CAMA Number: 161-5  
Property Address: 110 WOODLAWN AVE

Mailing Address: STILL, B. CHRISTER STEPHANIE E. TE  
110 WOODLAWN AVE  
BRISTOL, RI 02809

Parcel Number: 40-100  
CAMA Number: 40-100  
Property Address: 95 WOODLAWN AVE

Mailing Address: MCMULLEN, JEAN M  
95 WOODLAWN AVENUE  
BRISTOL, RI 02809

Parcel Number: 40-105  
CAMA Number: 40-105  
Property Address: 17 DEWOLF AVE

Mailing Address: MCFARLAND, FRANCIS E. MCFARLAND,  
VERONICA N. ETUX TE  
17 DEWOLF AVENUE  
BRISTOL, RI 02809

Parcel Number: 40-109  
CAMA Number: 40-109  
Property Address: WOODLAWN AVE

Mailing Address: TOMBS-HARLING, KAREN A.  
89 WOODLAWN AVE  
BRISTOL, RI 02809

Parcel Number: 40-112  
CAMA Number: 40-112  
Property Address: 99 WOODLAWN AVE

Mailing Address: DUGAN, RONALD H.  
99 WOODLAWN AVE  
BRISTOL, RI 02809

Parcel Number: 40-71  
CAMA Number: 40-71  
Property Address: 5 ALBION ST

Mailing Address: OLIVER, EDWARD E  
5 ALBION ST  
BRISTOL, RI 02809



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Page 1 of 3





# 300 feet Abutters List Report

Bristol, RI  
June 14, 2024

|  |  |
|--|--|
| Parcel Number: 40-75<br>CAMA Number: 40-75<br>Property Address: DEWOLF AVE         | Mailing Address: OLIVER, EDWARD E<br>5 ALBION ST<br>BRISTOL, RI 02809  |
| Parcel Number: 40-91<br>CAMA Number: 40-91<br>Property Address: WOODLAWN AVE       | Mailing Address: MCMULLEN, JEAN M.<br>95 WOODLAWN AVE<br>BRISTOL, RI 02809   |
| Parcel Number: 41-133<br>CAMA Number: 41-133<br>Property Address: 20 DEWOLF AVE    | Mailing Address: RICHARDS, PAULA a/k/a RICHARDS<br>SOUSA, PAULA T-TRUS RICHARDS a/ka<br>RICHARDS SOUSA TRUST<br>20 DEWOLF AVE<br>BRISTOL, RI 02809 |
| Parcel Number: 41-134<br>CAMA Number: 41-134<br>Property Address: 10 DEWOLF AVE    | Mailing Address: CARACOZA, CHRISTINA<br>66 GIRARD AVE<br>NEWPORT, RI 02840   |
| Parcel Number: 41-135<br>CAMA Number: 41-135<br>Property Address: 6 DEWOLF AVE     | Mailing Address: MILLER, EDWARD CYNTHIA ETUX TE<br>11 GRISWOLD AVE<br>BRISTOL, RI 02809  |
| Parcel Number: 41-136<br>CAMA Number: 41-136<br>Property Address: 2 BURKE RD       | Mailing Address: COUGHLIN, SARAH P & JOHN N JT<br>2 BURKE RD<br>BRISTOL, RI 02809  |
| Parcel Number: 41-137<br>CAMA Number: 41-137<br>Property Address: 1 HERITAGE RD    | Mailing Address: DUNN, CAROLINE L & SULLIVAN,<br>SEAMUS S JT<br>1 HERITAGE ROAD<br>BRISTOL, RI 02809   |
| Parcel Number: 41-144<br>CAMA Number: 41-144<br>Property Address: 101 WOODLAWN AVE | Mailing Address: CASTRO, LORI LEE TRUSTEE<br>101 WOODLAWN AVE<br>BRISTOL, RI 02809   |
| Parcel Number: 41-145<br>CAMA Number: 41-145<br>Property Address: 105 WOODLAWN AVE | Mailing Address: MALONE, VALERIE S. OLIVER, MICHAEL<br>J. TE<br>7 ALBION ST<br>BRISTOL, RI 02809   |
| Parcel Number: 41-146<br>CAMA Number: 41-146<br>Property Address: 107 WOODLAWN AVE | Mailing Address: SHEA, RYAN T. & HARRISON, BRITTANY<br>C. JT<br>107 WOODLAWN AVE<br>BRISTOL, RI 02809  |
| Parcel Number: 41-147<br>CAMA Number: 41-147<br>Property Address: 109 WOODLAWN AVE | Mailing Address: DEFUSCO, SHANNON<br>109 WOODLAWN AVE<br>BRISTOL, RI 02809   |
| Parcel Number: 41-150<br>CAMA Number: 41-150<br>Property Address: 6 BURKE RD       | Mailing Address: DETTLINGER, DONALD<br>6 BURKE ROAD<br>BRISTOL, RI 02809   |



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6/14/2024

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Page 2 of 3



## 300 feet Abutters List Report

Bristol, RI  
June 14, 2024

Parcel Number: 41-151  
CAMA Number: 41-151  
Property Address: 4 BURKE RD

Mailing Address: SMITH, MICHAEL A. ET UX BARBARA O.  
TE  
4 BURKE ROAD  
BRISTOL, RI 02809



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6/14/2024

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Page 3 of 3



CARACOZA, CHRISTINA  
66 GIRARD AVE  
NEWPORT, RI 02840

MALONE, VALERIE S.  
OLIVER, MICHAEL J. TE  
7 ALBION ST  
BRISTOL, RI 02809

TOMBS-HARLING, KAREN A.  
89 WOODLAWN AVE  
BRISTOL, RI 02809

CASTRO, LORI LEE TRUSTEE  
101 WOODLAWN AVE  
BRISTOL, RI 02809

MCFARLAND, FRANCIS E.  
MCFARLAND, VERONICA N. ET  
17 DEWOLF AVENUE  
BRISTOL, RI 02809

WALLACE, WAYNE G  
JOAN D TE  
104 WOODLAWN AVE  
BRISTOL, RI 02809

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MARCIA E. CHALMERS TE  
PO BOX 1047  
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BRISTOL, RI 02809

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LINDA TRUSTEES  
100 WOODLAWN AVE  
BRISTOL, RI 02809

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95 WOODLAWN AVE  
BRISTOL, RI 02809

COUGHLIN, SARAH P & JOHN  
2 BURKE RD  
BRISTOL, RI 02809

MILLER, EDWARD  
CYNTHIA ETUX TE  
11 GRISWOLD AVE  
BRISTOL, RI 02809

DEFUSCO, SHANNON  
109 WOODLAWN AVE  
BRISTOL, RI 02809

OLIVER, EDWARD E  
5 ALBION ST  
BRISTOL, RI 02809

DETTLINGER, DONALD  
6 BURKE ROAD  
BRISTOL, RI 02809

RICHARDS, PAULA a/k/a RIC  
RICHARDS a/ka RICHARDS SO  
20 DEWOLF AVE  
BRISTOL, RI 02809

DUGAN, RONALD H.  
99 WOODLAWN AVE  
BRISTOL, RI 02809

SHEA, RYAN T. &  
HARRISON, BRITTANY C. JT  
107 WOODLAWN AVE  
BRISTOL, RI 02809

DUNN, CAROLINE L &  
SULLIVAN, SEAMUS S JT  
1 HERITAGE ROAD  
BRISTOL, RI 02809

SMITH, MICHAEL A. ET UX  
BARBARA O. TE  
4 BURKE ROAD  
BRISTOL, RI 02809

JAMES F. DEWOLF CEMETARY  
C/O MRS. HAROLD PAYSON  
131 FERRY RD  
BRISTOL, RI 02809

STILL, B. CHRISTER  
STEPHANIE E. TE  
110 WOODLAWN AVE  
BRISTOL, RI 02809